Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

Mitigated Negative Declaration

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

1. **Control Number**: PLNP2023-00062

2. **Title and Short Description of Project**: IU-Mien Buddhist Temple

   The project applicant proposes to construct a 4,816 square foot Buddhist temple, 1,381 square foot service building, recreational lawn / garden, and associated parking and landscaping within a 9.6-acre parcel in the Vineyard Community (community) of unincorporated Sacramento County. Improvements include the construction of curb, gutter, and sidewalk along the subject parcel's frontage, extension of the existing on-site driveway to connect to the eastern portion of the parcel, and construction of an 88-stall parking lot. A Use Permit and Design Review are requested for the project.

3. **Assessor's Parcel Number(s)**: 067-0050-042-0000

4. **Location of Project**: Located 0.3 miles south of the intersection of Jackson Road (SR-16) and Excelsior Road, in the Vineyard Community in unincorporated Sacramento County.

5. **Project Applicant**: Fousio Saelee and Mindy Ian Czeuw

6. Said project will not have a significant effect on the environment for the following reasons:

   a. It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

   b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

   c. It will not have impacts, which are individually limited, but cumulatively considerable.

   d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

7. As a result, thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento County Planning and Environmental Review Division in support of this Mitigated Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review Division at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou=Planning and Environmental Review, email=newtonj@saccounty.gov, c=US
Date: 2025.10.15 10:29:28 -07'00'

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

TABLE OF CONTENTS

Project Information 1
Project Description 1
Surrounding Land Uses and Setting 2
Other Public Agencies Whose Approval is Required 5
Environmental Checklist 5
Environmental Factors Potentially Affected 5
I. Aesthetics 6
II. Agriculture and Forestry Resources 13
III. Airports 15
IV. Air Quality 19
V. Biological Resources 25
VI. Cultural Resources 44
VII. Energy 47
VIII. Geology and Soils 49
IX. Greenhouse Gas Emissions 53
X. Hazards and Hazardous Materials 56
XI. Hydrology and Water Quality 61
XII. Land Use and Planning 70
XIII. Mineral Resources 76
XIV. Noise 77
XV. Population and Housing 80
XVI. Public Services 82
XVII. Recreation 84
XVIII. Transportation 85
XIX. Tribal Cultural Resources 88
XX. Utilities and Service Systems 92
XXI. Wildfire 94
XXII. Mandatory Findings of Significance 98
Environmental Mitigation Measures 99
AQ-1: Best Available Construction Emissions Measures 99
BIO-1: Compliance with South Sacramento Habitat Conservation Plan (SSHCP) 100
BIO-2: Pre-Construction Nesting Surveys 100
BIO-3: Non-Native Tree Canopy Replacement 101
TCR-1: Inadvertent Discovery of Tribal Cultural Resources 101
Mitigation Measure Compliance 102
List of Preparers 103
References/Citations 104

LIST OF PLATES

Plate IS-1: Project Location 3
Plate IS-2: Site Plan 4
Plate IS-3: Sign, Bicycle Storage, and Trash Enclosure Elevations 9
Plate IS-4: Temple Elevations 10
Plate IS-5: Service Building Elevations 11
Plate IS-6: Safety Zones for Mather Airport 17
Plate IS-7: Project Area Aquatic Habitat / Resources 33
Plate IS-8: General Plan Land Use Designations within Project Area 73
Plate IS-9: Vineyard Community Plan Land Use Designations within Project Area 74
Plate IS-10: Sacramento County Zoning within Project Area 75
Plate IS-11: Fire Hazard Severity Zones within the Project Area 96

LIST OF TABLES

Table IS-1: Estimated Project Emissions 22
Table IS-2: Identified Habitat vs. SSHCP Land Cover Type 31
Table IS-3: Special Status Plant Species 36
Table IS-4: Special Status Wildlife Species 38
Table IS-5: Project Area Soil Descriptions 51
Table IS-6: Section 303(d) List of Impaired Water Bodies 66

APPENDICES

Appendix A: Proposed IU-Mien Buddhist Temple Plan Set

Appendix B California Emissions Estimator Model (CalEEMod) Report for the IU-Mien Buddhist Temple Project

Appendix C: Biological Resources Report

Appendix D: Draft Aquatic Resource Delineation Report

Appendix E: Applicable SSHCP Avoidance and Minimization Measures

Appendix F: Drainage Study for IU-Mien Buddhist Temple (Level 3)

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

The direct link is:

https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2023-00062

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

PROJECT TITLE: IU-Mien Buddhist Temple

CONTROL NUMBER: PLNP2023-00062

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

PROJECT SPONSOR: Fousio Saelee and Mindy Ian Czeuw
6225 Excelsior Road
Sacramento, CA 95829

LOCATION: The project site is located 0.3 miles south of the intersection of Jackson Road (SR-16) and Excelsior Road, within the Vineyard community (community) in unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER: 067-0050-042-0000

GENERAL PLAN DESIGNATION: General Agriculture, 20 acres (GA 20)

ZONING: Agricultural 20 (AG-20)

PROJECT DESCRIPTION

The proposed IU-Mien Buddhist Temple Project (project) consists of the construction of a Buddhist temple and associated improvements, including parking and landscaping, on a 9.65-acre parcel on Excelsior Road, between Elder Creek Road and Jackson Road (SR-16) (**Plate IS-1**).

The project consists of the following planning entitlement requests:

1. A Conditional Use Permit (UPP) for the establishment of a place of worship exceeding a capacity of 150 persons on a parcel zoned AG-20.

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

The project consists of the development of the eastern half of the subject property with a temple (4,816 square feet), service building (1,381 square feet), recreational garden, and associated parking and landscaping. To connect to the rear of the parcel, the existing driveway from Excelsior Road would be widened to 20 feet and extended roughly 540 feet, running along the northern

boundary of the parcel, to the rear of the property and a new 88 stall parking lot (**Appendix A**). Improvements on the subject parcel, associated with the drive, parking, landscaping, and new buildings, would cover approximately 2.8 acres of the 9.6-acre parcel (**Plate IS-1**). The temple is proposed to operate between the hours of 12:00 pm and 7:00 pm daily, with an expected daily attendance of 60 people.

Frontage improvements would be installed as part of the project, including curb, gutter, and separated sidewalk, consistent with the Sacramento County Improvement Standards for a 96-foot standard thoroughfare. Further, landscaping would be provided along the subject parcel's frontage, along both sides of the newly constructed drive, throughout the new parking area, and a garden / lawn area adjacent to the new temple and service building. Additionally, the existing signage at the front entrance to the property would be replaced with a 6 feet 8 inches long, 3 feet wide, and 7 feet 1.6 inches tall freestanding ground sign (**Plate IS-2**). A new well and septic would be installed for the temple and service building; the well and pumphouse are proposed in the northeast corner of the parcel and the septic disposal site in the middle of the easternmost edge of the parcel (refer to Sheet A0.1 of **Appendix A**).

SURROUNDING LAND USES AND SETTING

The project site is located within a rural agricultural area in the southern portion of unincorporated Sacramento County. The site is located east of Excelsior Road, approximately 0.3 miles (1,776 feet) south of Jackson Road (SR-16), within the Vineyard community.

The Vineyard community covers roughly 37 square miles and is characterized by gently rolling terrain. Development within the area is guided by the Vineyard Community Plan, adopted by the Sacramento County Board of Supervisors June 12, 1985. Within the Vineyard Community, the project area[1] is identified for agriculture, to promote the long-term use as agriculture and discourage the premature and/or unnecessary conversion of land from agricultural uses to urban uses. Agriculture remains the predominant land use within the area, with dry farming as the primary pursuit and irrigated pasture as the second. Irrigated pasture is associated with agricultural-residential uses or beef and dairy production. Agricultural uses in the community are generally within parcels between one to ten acres in size.

The land uses surrounding the subject parcel consist of Agricultural 20 acres (AG-20) and Agricultural 160 acres (AG-160), with a horse training facility to the north (AG-20), single-family development to the east and south (AG-20), and four single family parcels (AG-160) along Excelsior Road to the west. Mather Airport is located 2.1 miles northeast of the project site.

The western half of the project site is developed, with an existing dwelling, garage, driveway, and parking lot. The existing single-family dwelling on the project site is currently used as a gathering place. The site is relatively flat, with an approximate two percent slope. To the east, the parcel is characterized by disturbed grasslands and non-native palms. Row crops, including strawberries and other vegetables, are grown on the property, located between Excelsior Road and the existing dwelling and just west of the existing dwelling and drive. The property is divided by a small ephemeral drainage, draining north to south from the horse training facility via a 12-inch culvert and down a swale towards a vernal pool seasonal wetland.

[1] For the purposes of this Initial Study, the project area encompasses the area around the project site within a 0.5-mile radius. The project site is defined as the subject parcel, where construction is proposed.

Plate IS-1: Project Location

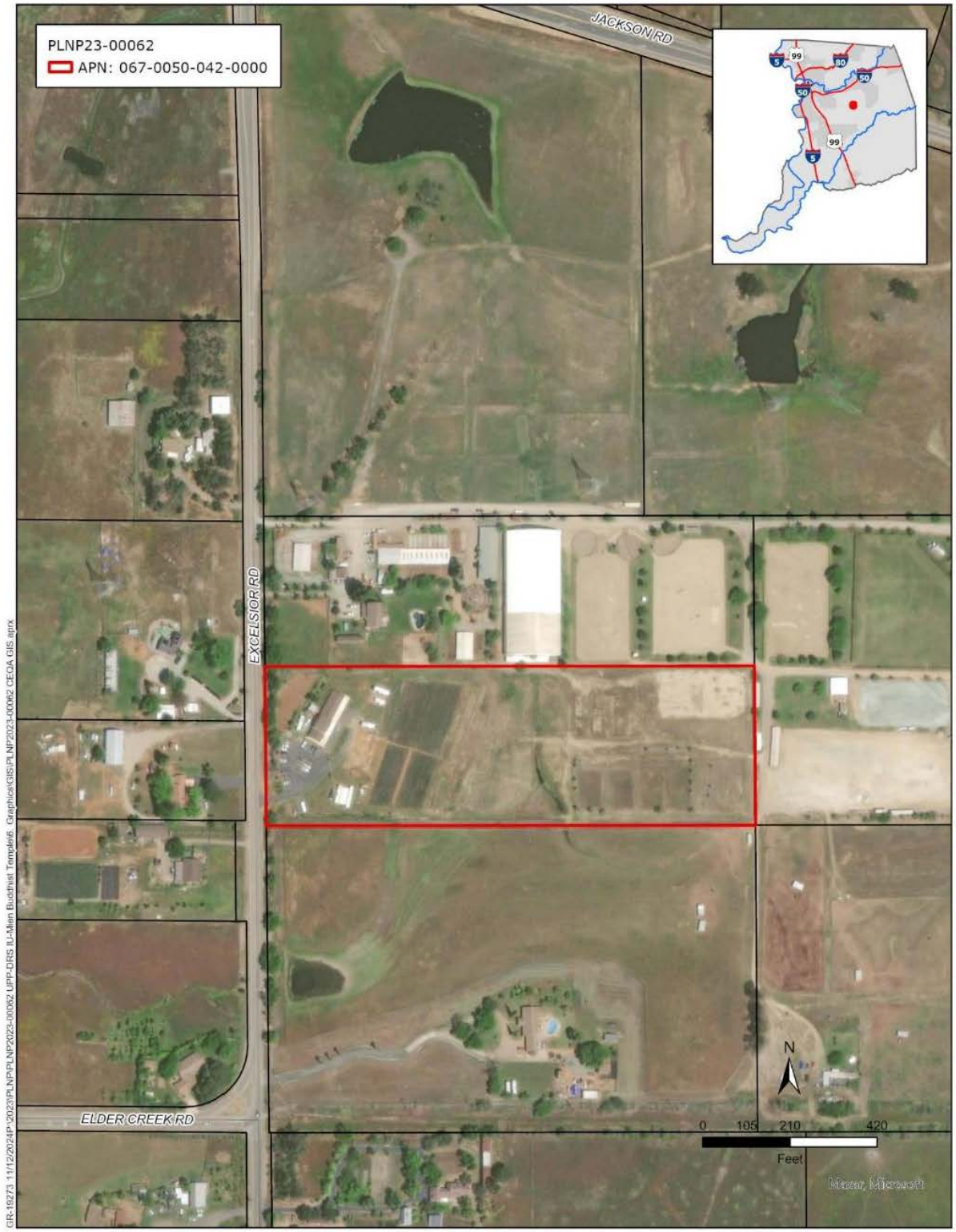
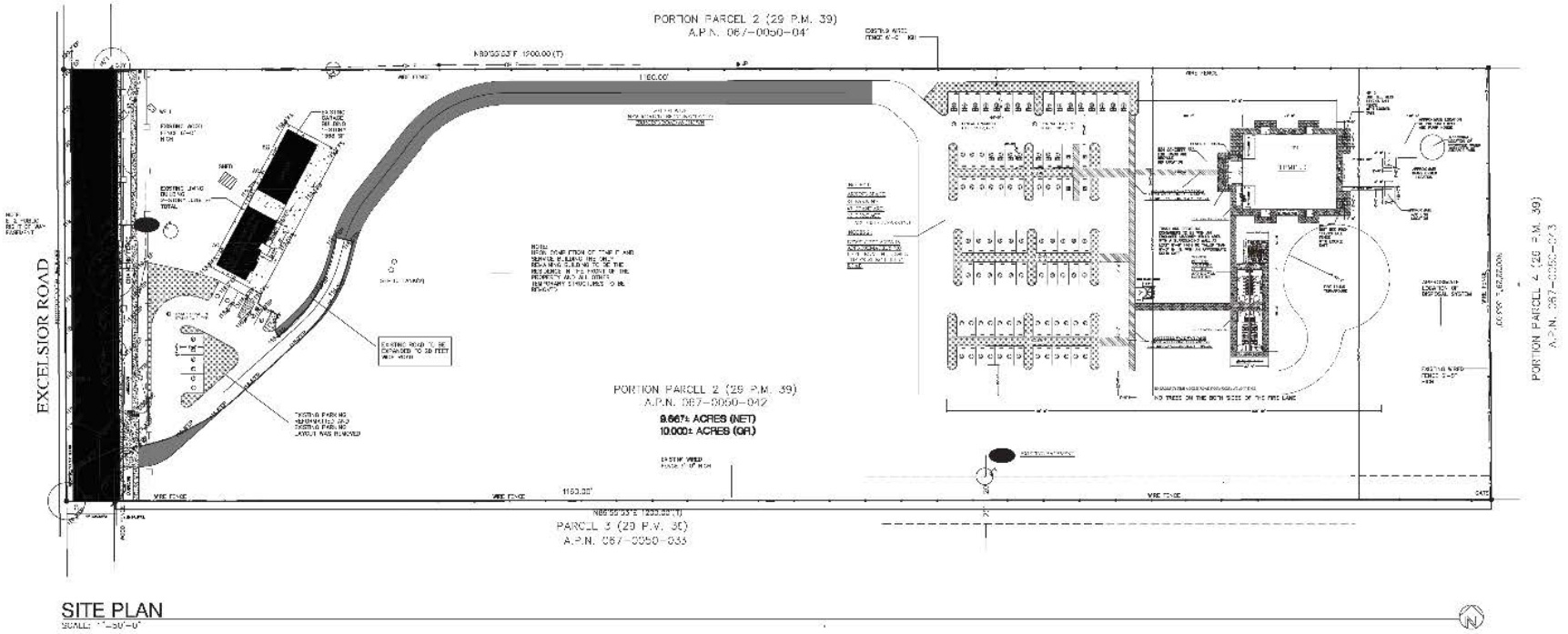


Plate IS-2: Site Plan



OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

The following permits / approvals are anticipated prior to construction: Central Valley Regional Water Quality Control Board (Central Valley RWQCB) – National Pollutant Discharge Elimination System (NPDES) General Construction Permit

ENVIRONMENTAL CHECKLIST

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

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

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

Less than Significant indicates that a project will have an impact, but the impact is considered minor.

No Impact indicates that a project does not impact the resource.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Airports
☒ Air Quality	☒ Biological Resources	☒ Cultural Resources
☐ Energy	☐ Geology and Soils	☐ Greenhouse Gas Emission
☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality	☒ Land Use and Planning
☐ Mineral Resources	☐ Noise	☐ Population and Housing
☐ Public Services	☐ Recreation	☐ Transportation
☒ Tribal Cultural Resources	☐ Utilities and Service Systems	☐ Wildfire

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Notes:

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

REGULATORY SETTING

SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County General Plan outlines a vision for the County's growth and development. It includes policies and goals to address community issues (such as housing needs, environmental protections, and commercial development) while also emphasizing the importance of aesthetics, including lighting, landscaping, and site design.

LIGHTING

Nighttime lighting provides safety and comfort to communities and their residences, but excess and misdirected light creates the phenomenon known as light pollution. Light pollution is an increasing problem in metropolitan areas and can impact environmental and ecological factors as well as quality of life and human health. The Land Use Element of the Sacramento County General Plan, Policy LU-31 strives to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution. Additionally, consistent with Title 5 of the Sacramento County Zoning Code, Table 5.13 (Commercial Lot and Commercial and Institutional Project Development Standards)[2], lighting for institutional uses on parcels zoned for agricultural uses are required to comply with the Sacramento County Improvement Standards, Section 5 (Street Light Design) (Sacramento County, 2018a).

[2] (Sacramento County, 2015)

SACRAMENTO COUNTY DESIGN REVIEW

For projects involving modifications to existing structures, new construction, or changes to the exterior design of a structure, a DRS is required. The process generally includes consultation with the Design Review Administrator or the Design Review Advisory Committee to ensure substantial conformance with the County's Design Standards.

ENVIRONMENTAL SETTING

The project is located on a rural agricultural parcel, with an existing single-family dwelling and row crops. Disturbed grassland, drainage/swale, and wetland / vernal pool habitats are also present on the property. The surrounding development includes single-family residences and a horse training facility.

LIGHT AND GLARE

The project site is in a rural area with limited nighttime light sources, primarily associated with porch lighting of single-family dwellings. Existing lighting in the vicinity of the project site includes the front porches of the single-family residences located directly adjacent to the project site. No streetlights are located along Excelsior Road.

SCENIC HIGHWAY

River Road (State Route (SR) 160) is the sole route in the Scenic Highway Program within Sacramento County. SR-160 runs along the top of levees along the Sacramento River, with a view of the river on one side and extensive rich farmland on the other. The project area is not within a viewshed of River Road, located approximately 12 miles southwest of the project area.

The Garden Highway is a roadway within Sacramento County that is protected by the County scenic corridor designation. It runs along the crown of the Sacramento River levee from the Sacramento city limits north to the Placer County line. Views from the Garden Highway include wide expanses of rich farmland to the landward side and glimpses of river through dense vegetation on the water side. The project area is not within a viewshed of the Garden Highway; the project site is 14.9 miles southeast of the Garden Highway.

SITE DESIGN

Elevations of the project, including signage, trash bins, trash enclosures, service building, and temple are provided in **Plate IS-3**, **Plate IS-4**, and **Plate IS-5**.

IMPACT DISCUSSION

a. Would the project have a substantial adverse effect on a scenic vista?

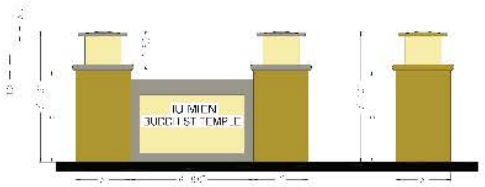
No Impact. Adverse impacts to scenic vistas can occur in one of two ways. First, an area itself may contain existing scenic vistas that would be altered by a proposed development. Secondly, when a scenic vista can be viewed from the project area or immediate vicinity and a proposed development may interfere with the public view of a scenic vista.

The project site is not within the vicinity of any scenic highways, corridors, or vistas. Therefore, implementation of the project would have no impact.

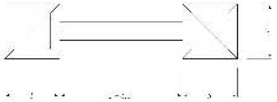
b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The project is approximately 12 miles northeast of SR-160. Therefore, implementation of the project will have no impact on a state scenic highway.

Plate IS-3: Sign, Bicycle Storage, and Trash Enclosure Elevations



SIGNAGE ELEVATIONS

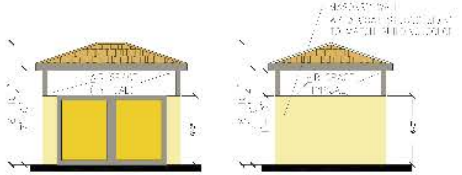


SIGNAGE PLAN

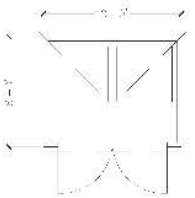


Global Industrial™ Outdoor Diamond Steel Trash Can With Flat Lid, 36 Gallon, Black

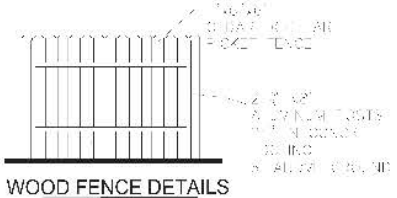
OUTDOOR COMMERCIAL TRASH CAN
NTS



RECYCLE BUILDING ELEVATIONS



RECYCLE BUILDING PLAN

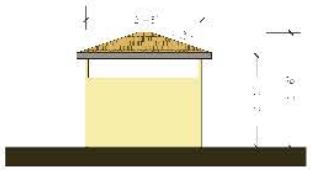


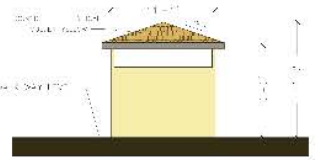
WOOD FENCE DETAILS
NTS

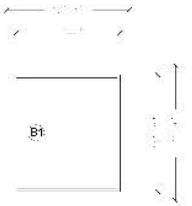




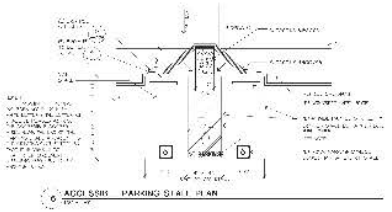
BICYLE PARKING LONG AND SHORT TERM



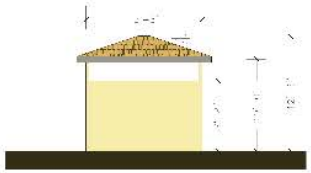


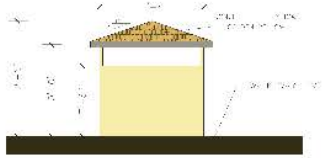


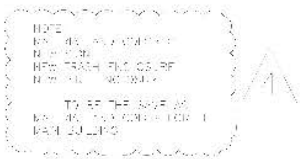
BIKE PARKING - LONG TERM PLAN



ADDISSR - PARKING STALL PLAN







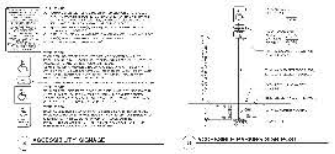


Plate IS-4: Temple Elevations

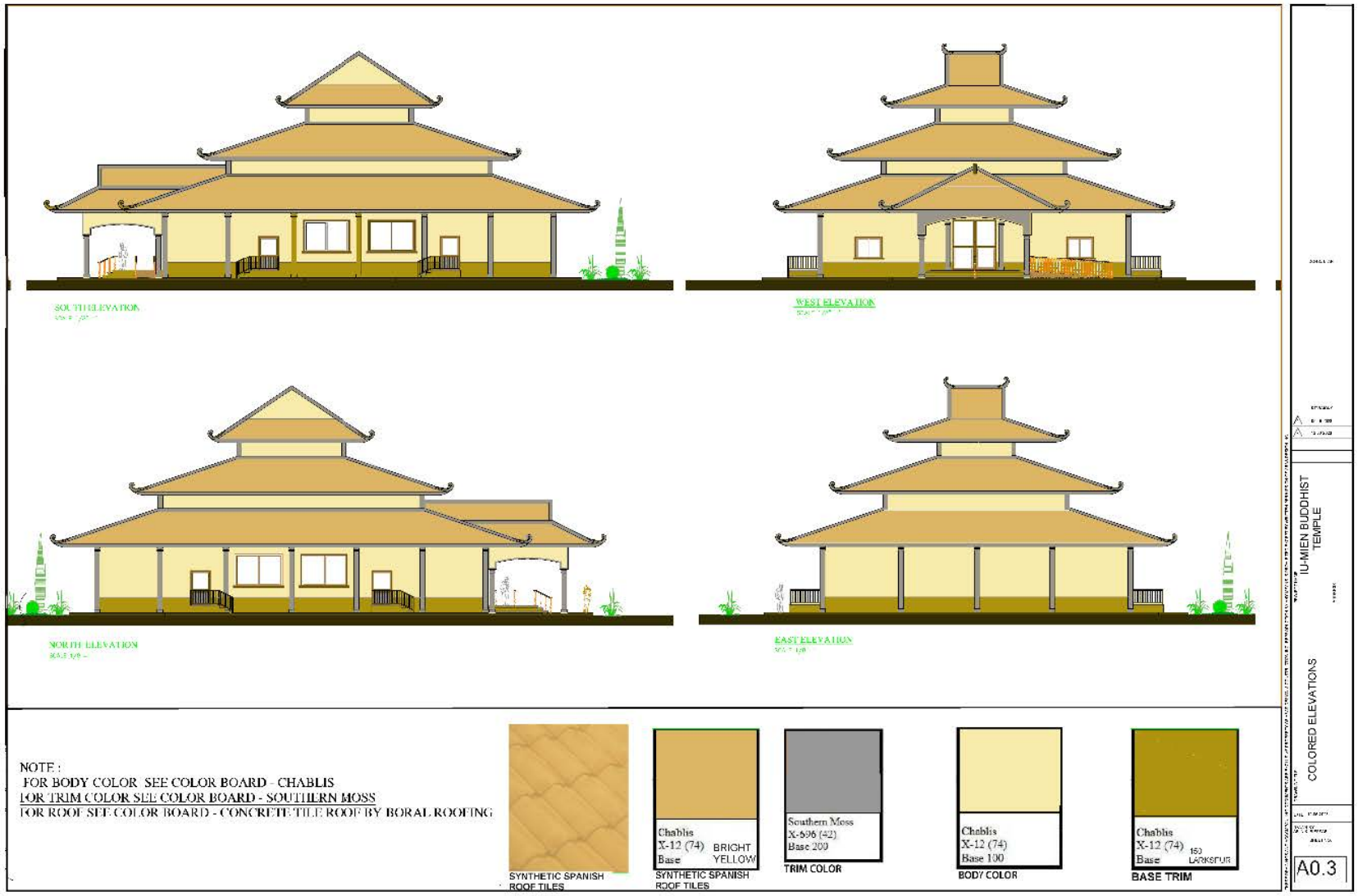
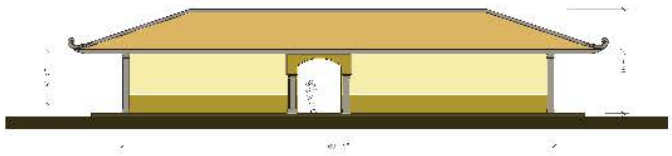
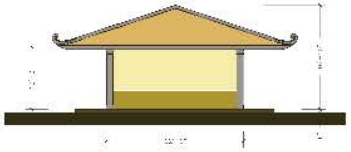


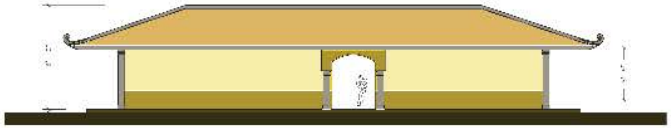
Plate IS-5: Service Building Elevations



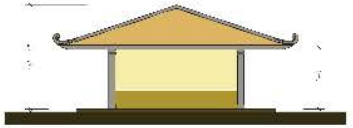
SERVICE BUILDING WEST ELEVATION



SERVICE BUILDING SOUTH ELEVATION



SERVICE BUILDING EAST ELEVATION



SERVICE BUILDING NORTH ELEVATION

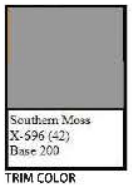
NOTE :
FOR BODY COLOR SEE COLOR BOARD - CHABLIS
FOR TRIM COLOR SEE COLOR BOARD - SOUTHERN MOSS
FOR ROOF SEE COLOR BOARD - CONCRETE TILE ROOF BY BORAL ROOFING



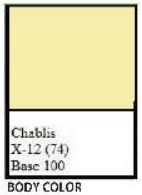
SYNTHETIC SPANISH ROOF TILES



SYNTHETIC SPANISH ROOF TILES



TRIM COLOR



BODY COLOR



BASE TRIM

IU-MIEN BUDDHIST TEMPLE

SERVICE BUILDING COLORED ELEVATIONS

A0.4

c. *Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views 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?*

Less than Significant. It is acknowledged that aesthetic impacts are subjective and may be perceived differently by various affected individuals. Nonetheless, given the similar parcel sizes surrounding the project, implementation of the project is not anticipated to substantially degrade the visual character or quality of the project site or vicinity.

While an institutional use has the potential to conflict with agricultural uses and scenic quality within the project area, the proposed development is over 500 feet from the public roadway and landscaping would aid in screening the development from the public view. Construction of the project does not include new features that would substantially degrade the existing visual character and would not conflict with applicable zoning or other regulations governing scenic quality. Additionally, there is potential to create short-term construction related impacts to views in the existing right-of-way during construction of frontage improvements. Construction activities would be visible from public views, including the presence of construction equipment, vehicles, staging areas, and construction materials. These would be temporary in nature and only present during construction.

Implementation of the project would be consistent with the surrounding development and would not substantially degrade the existing visual character or quality of the surrounding area, and due to the short-term construction related impacts to views in the existing right-of-way during construction of frontage improvements, project impacts would be less than significant.

d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant. The project proposes the installation of new on-site and off-site lighting. On-site lighting includes 10 decorative pendant luminaires along the new drive, four double illuminated decorative pendant luminaires within the new parking lot, six bollards with 360 degrees illumination along the pedestrian pathway from the parking lot to the service building and temple, and 17 wall mounted LED lighting. Off-site lighting consists of three decorative pendant luminaires along the frontage of the parcel. The proposed lighting is LED in the color “Neutral White.” The lighting and photometric plan are provided in Sheet PT1 of **Appendix A**.

Poorly aimed lamps can be considered a public nuisance when the light spills from fixtures in all directions, resulting in discomfort or the inability to see properly. Light shining into neighboring yards and windows can affect sleep and enjoyment of property. Further, poor quality lighting can also expose animals to dangers they normally would not encounter, such as confusion of nocturnal birds due to nighttime illumination. The project site is within a rural agricultural residential area of the County. As such, the additional lighting of the property as proposed was analyzed.

The lighting plan and photometric plan indicate the lighting is directed downwards to reduce light and glare from extending beyond the parcel’s boundaries as much as possible. While the final lighting plan will be reviewed prior to issuance of improvement plans, the lighting proposed for the site appears consistent with the regulations of Section 5 of the Sacramento

County Improvement Standards. Therefore, implementation of the project is anticipated to result in less than significant impacts.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
e. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING

STATE

The Farmland Mapping and Monitoring Program (FMMP) was established in 1982 and provides valuable data regarding soil quality and land use, important for land use planning and

conservation efforts within California. The Department of Conservation is responsible for preparing, updating, and maintaining Important Farmland Maps and map database. Agricultural lands are rated according to irrigation status and soil quality and are classified into the following categories: Prime Farmland, Farmland of Statewide Importance, Grazing Land, and Urban and Built-Up Land (California Department of Conservation, 2025a).

LOCAL

The Sacramento County AG-20 zoning district is intended to protect agricultural land and ensure parcels with this zoning are continued to be used for farming and related activities. The minimum parcel size is 20 acres to encourage the retention of large enough parcels to support economically sustainable farming operations. The AG-20 district, along with AG-40, AG-80, and AG-160, allow for single-family dwellings and accessory structures.

ENVIRONMENTAL SETTING

The project site is zoned AG-20 and currently includes a single-family dwelling, driveway, and row crops. Based on a review of the 2020 Important Farmland Map for Sacramento County from the California Department of Conservation under the FMMP, the project area is designated as Other Land and Grazing Land (California Department of Conservation, 2023). Areas within the project site that are mapped as Grazing Land include the portion of the parcel that have already been developed with hardscape (front entry and parking) and row crops (i.e., vegetables and strawberries). The eastern half of the parcel, where construction of the parking lot, temple, service building, and associated landscaping is proposed, is identified as Other Land.

IMPACT DISCUSSION

a. *Would the project 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?*

   No Impact. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the project area or the vicinity; therefore, construction of the project would not result in a conversion of farmland.

b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

   No Impact. The project site is zoned AG-20 and the property consists of primarily disturbed grassland, low density development and row crops. The property has a single-family dwelling, constructed in 1980, that is currently used as a gathering place. The project includes the use of the property for a place of worship which is permitted through the approval of a Conditional Use Permit.

   There are no Williamson Act contracts within the project site. Therefore, the project would not conflict with active Williamson Act contracts within the project vicinity and no impacts are anticipated.

c. *Would the project introduce incompatible uses in the vicinity of existing agricultural uses?*

No Impact. The project area includes a mix of agriculture and residential uses, with properties directly adjacent to the project site developed with single-family homes. Buddhist temples are considered places of worship and are allowed with the approval of a Conditional Use Permit in the AG-20 zone. Construction of the temple and associated improvements would not be incompatible with the underlying zoning and nearby land uses. Therefore, there would be no impact.

d. *Would the project 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))?*

No Impact. The project area and surrounding areas are not zoned for forest land or timberland. Therefore, implementation of the project would not conflict with existing zoning or cause rezoning of forest or timber land and there would be no impact.

e. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. The project area and surrounding areas are not zoned for forest land or timberland. Therefore, implementation of the project would not result in a loss or conversion of forest land and there would be no impact.

f. *Would the project 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?*

No Impact. The project area and surrounding areas are zoned agriculture (AG-20 and AG-160), with rural residential uses and associated agriculture. There is no FMMP mapped Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the project area or the vicinity. Further, there are no parcels zoned for forest land or timberland. Therefore, construction of the project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use and there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

III. AIRPORTS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?	☐	☐	☐	☒
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?	☐	☐	☐	☒

c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING

An airport's area of influence is determined by three sets of boundaries: height standards as defined by the Federal Aviation Administration; noise restrictions determined by the California Administrative Code Title 21, Subchapter 6 and further defined by the General Plan (Sacramento County, 2011); and airport safety areas as determined by the Airport Land Use Commission. Mather Airport, previously Mather Airforce Base, is approximately 2.3 miles north of the project area. As such, airport safety areas and noise contours are defined within the Mather Airport Land Use Compatibility Plan (ALUCP).

The ALUCP was adopted by the Sacramento Area Council of Governments in August 2022. The ALUCP established new safety zones, noise contours, and height restrictions for Mather Airport. Sacramento County subsequently updated the Noise Element of the General Plan to incorporate the updated ALUCP, with adoption by the Board of Supervisors in December 2022.

The purpose of the safety zones is to minimize the number of people exposed to hazards related to aircraft operations and accidents. **Plate IS-6** depicts the adopted safety zones for Mather Airport. Within the safety zones, proposed land uses are evaluated in accordance with the safety compatibility criteria established in the ALUCP to identify maximum residential density, non-residential intensity, and allowable land uses for each of the six safety zones.

The noise generated by flights associated with airport operations is expressed as Community Noise Equivalent Level (CNEL)[3] contours around the airport. The ALUCP defines airport noise contours and land uses that are incompatible with noises 60 CNEL or above. Therefore, the ALUCP has restricted uses within the 60-75+ CNEL noise contours to minimize the number of people exposed to noise from aircraft operations. Uses outside of these contours are not restricted.

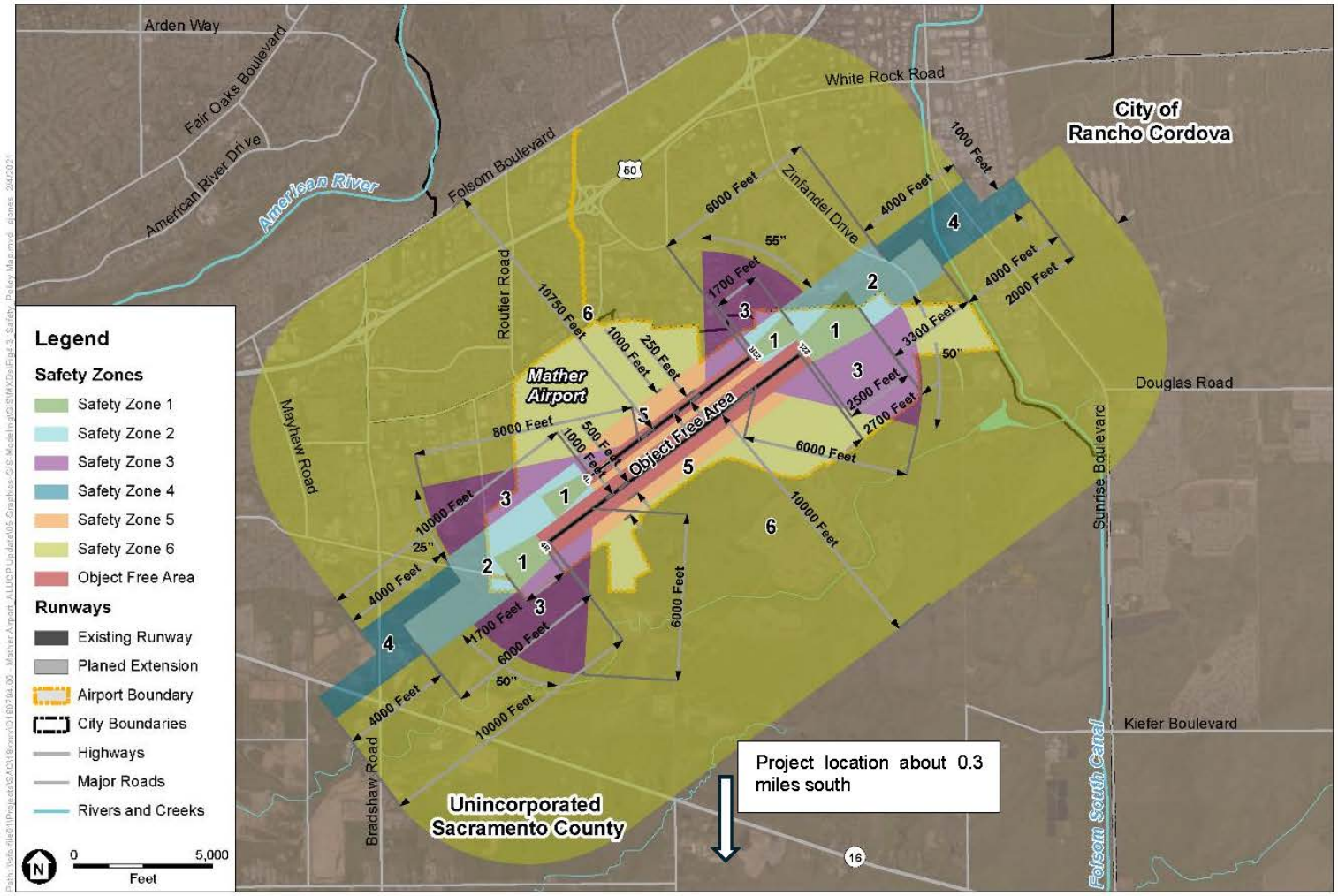
ENVIRONMENTAL SETTING

The project site is located southeast of Mather Airport and is outside of all the noise contours and Safety Zones identified in the ALUCP. The nearest noise contour, 60 decibels (dB)[4]), is approximately 0.6 miles (3,032 feet) northwest of the westernmost boundary of the project site, with the second nearest noise contour (65 dB) approximately 1.8 miles northwest.

Furthermore, approximately 0.3 miles (1,700 feet) northwest of the westernmost boundary of the project site is the outer edge of Safety Zone 6. Similarly, Safety Zone 3 is 1.4 miles (7,312 feet) northwest.

[3] The 24-hour average noise level with noise occurring during evening hours (7:00 pm to 9:59 pm) weighted by a factor of three and nighttime hours (10:00 pm to 6:59 am) weighted by a factor of 10 prior to averaging.
[4] The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing.

Plate IS-6: Safety Zones for Mather Airport[5]



SOURCE: County of Sacramento, 2019; Sacramento Area Council of Governments, 2019; U.S. Geological Survey, 2019; DigitalGlobe, 2017.

Mather Airport Land Use Compatibility Plan Update

[5] (Environmental Science Associates (ESA), 2022)

IMPACT DISCUSSION

a. *Would the project result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?*

No Impact. As described above, Mather Airport is approximately 2.3 miles north of the project site, with the outermost safety zone (Safety Zone 6) boundary approximately 0.3 miles from the subject parcel. Implementation of the project would not include the construction of new structures that would result in a safety hazard or increase population density. Therefore, implementation of the project would not result in a safety hazard and there would be no impact.

b. *Would the project expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?*

No Impact. The project area is located approximately 2.3 miles south of Mather Airport, and outside of the identified noise contours. Therefore, construction of the project would not expose people working in the project area to aircraft noise levels in excess of applicable standards and there would be no impact.

c. *Would the project result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?*

No Impact. The project area is within the vicinity of Mather Airport; however, the project site is not within any identified safety zones or noise contours. Therefore, implementation of the project would not affect the safe and efficient use of navigable airspace. Therefore, there would be no impact.

d. *Would the project 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?*

No Impact. Implementation of the project would not increase air traffic levels or change the location of air traffic. Therefore, air traffic patterns would not be changed and there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

IV. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

REGULATORY SETTING

AIR POLLUTANTS

CRITERIA AIR POLLUTANTS

Individual air pollutants at certain concentrations may adversely affect human or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural vegetation. Six air pollutants have been identified as being of concern both on a nationwide and statewide level: ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead, and particulate matter (PM), which is subdivided into two classes based on particle size—PM equal to or less than 10 micrometers in diameter (PM_{10}) and PM equal to or less than 2.5 micrometers in diameter ($PM_{2.5}$). Because the air quality standards for these air pollutants are regulated using human and environment health-based criteria, they are commonly referred to as "criteria air pollutants."

TOXIC AIR CONTAMINANTS

Toxic air contaminants are a set of airborne pollutants that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. The health effects associated with toxic air contaminants are quite diverse and are generally assessed locally, rather than regionally. Toxic air contaminants can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage; or short-term acute effects, such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches. Potential toxic air contaminants that may be encountered during construction are diesel PM (DPM), asbestos from demolition, and naturally occurring asbestos.

FEDERAL

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (EPA) to establish national ambient air quality standards (NAAQS) for air pollutants. These standards have been set at levels above which concentrations could be harmful to human health and welfare and are designed to protect sensitive populations such as children, pregnant women, and the elderly. The EPA has designated air basins (or portions of) as being in attainment, nonattainment, or unclassified for each criteria air pollutant dependent on if the NAAQS have been achieved. If an area is identified as unclassified, it is because adequate air quality data were not available.

STATE

CALIFORNIA CLEAN AIR ACT

The California CAA of 1988 allows the state to adopt ambient air quality standards and regulations. The California Air Resources Board (CARB) is responsible for the coordination and administration of both the federal and state air quality programs within California, including setting the California ambient air quality standards (CAAQS). In 1992, the California CAA was amended to require all air quality management districts in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than the NAAQS and include state standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles which do not have national standards.

STATE IMPLEMENTATION PLAN

A State Implementation Plan (SIP) is a collection of regulations and documents used by the state to implement, maintain, and enforce NAAQS and to comply with other requirements of the CAA. CARB is responsible for the development of the SIP, which is periodically revised to reflect updated emissions, plans, rules and regulations as reported by the agencies overseeing the different air basins. The SIP includes strategies and control measures to attain NAAQS by deadlines established in the federal CAA.

REGIONAL

The Sacramento Air Quality Management District (SMAQMD) is responsible for bringing air quality in Sacramento County into conformity with federal and state air quality standards. With respect to regional air quality, Sacramento County is designated as nonattainment for the 8-hour ozone and 24-hour $PM_{2.5}$ NAAQS. Sacramento County is designated as attainment or unclassified for all other criteria pollutant NAAQS. For the CAAQS, Sacramento County is currently in nonattainment for the ozone and PM_{10} and attainment or unclassified for all other pollutants (Sacramento Metropolitan AQMD, 2024).

AIR QUALITY PLANS

Air quality plans describe air pollution control strategies to be implemented to bring an area currently in non-attainment for NAAQS or CAAQS into compliance. SMAQMD has adopted air quality plans pursuant to regulatory requirements under EPA and CARB. The *Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Sacramento Metropolitan AQMD, 2017) and the *Sacramento Regional 2015 NAAQS 8-Hour Attainment and Reasonable Further Progress Plan* (Sacramento Metropolitan AQMD, 2023)

represent the most recent air quality management plans developed to describe and demonstrate how the Sacramento Federal Nonattainment Area (SFNA) is meeting requirements for ozone under the federal CAA. For particulate matter, SMAQMD developed the $PM_{2.5}$ standard and the Second 10-Year PM_{10} Maintenance Plan for Sacramento County (Sacramento Metropolitan AQMD, 2021).

SMAQMD THRESHOLDS

The SMAQMD CEQA Guide provides recommended mass emissions thresholds for ozone precursors, correlated to requirements for reductions of reactive organic gases (ROG) and nitrogen oxide (NO_x) resulting from heavy duty vehicles and land use emissions, as committed to in regional ozone attainment plans (Sacramento Metropolitan AQMD, 2020a). Similarly, the mass emissions thresholds for particulate matter correlate to SMAQMD's offset trigger levels, which prevents deterioration of ambient air quality. Therefore, projects with emissions less than the recommended thresholds of significance for criteria air pollutants would not conflict with or obstruct implementation of applicable air quality plans for ozone and particulate matter.

ENVIRONMENTAL SETTING

The project site is located within the southern portion of the Sacramento Valley Air Basin (SVAB) in Sacramento County. Within the Sacramento County portion of the SVAB, air quality is regulated by the EPA at the federal level, the CARB at the state level, and SMAQMD at the regional level.

The climate of the SVAB is characterized by hot, dry summers and cool, rainy winters. Average rainfall is about 20 inches with snowfall being very rare. Typically, winds transport air pollutants northward out of the SVAB; however, during approximately half of the time from July to September, the wind pattern shifts southward, blowing air pollutants back into the SVAB and exacerbating the concentration of air pollutant emissions in the air basin. Winter storms, high pressure, and light winds contribute to low-level temperature inversions and stable atmospheric conditions, resulting in the concentration of air pollutants.

CRITERIA AIR POLLUTANTS

Within the SVAB, SMAQMD is responsible for ensuring that air quality standards are not violated. With respect to regional air quality, Sacramento County is designated as nonattainment for the 8-hour ozone and 24-hour $PM_{2.5}$ NAAQS. Sacramento County is designated as attainment or unclassified for all other criteria pollutant NAAQS. For the CAAQS, Sacramento County is currently in nonattainment for the ozone and PM_{10} and attainment or unclassified for all other pollutants (Sacramento Metropolitan AQMD, 2024).

Emissions associated with the construction of the project were estimated by running the California Emissions Estimator Model (CalEEMod) with project specific information (**Appendix B**; California Emissions Estimator Model, 2025). This model is a statewide land use emissions computer model designed to quantify potential criteria air pollutant and greenhouse gas emissions associated with construction and operations from various land use projects.

Table IS-1 displays the criteria air pollutant emissions for the construction and operational phases of the project as well as the thresholds of significance as determined by SMAQMD. Based on CalEEMod, emissions from construction and operation of the project would be below the SMAQMD thresholds of significance (California Emissions Estimator Model, 2025).

Table IS-1: Estimated Project Emissions

Criteria Air Pollutant	Project Construction Emissions	Construction Emissions Threshold	Project Operational Emissions	Operational Emission Threshold
Nitrogen oxide (NO_x)[1]	2.33 lbs / day	85 pounds per day	0.30 pounds per day	65 pounds per day
Reactive Organic Gases (ROG)[1]	0.38 lbs / day	None	0.40 pounds per day	65 pounds per day
Coarse Particulate Matter (PM_{10})[2]	0.2 lbs / day	0 (80) pounds per day	0.45 pounds per day	0 (80) pounds per day
Fine Particulate Matter ($PM_{2.5}$)[2]	0.12 lbs / day	0 (82) pounds per day	0.12 pounds per day	0 (82) pounds per day

Source: (Sacramento Metropolitan AQMD, 2020b)
Notes:
[1] Ozone precursor
[2] The SMAQMD Thresholds of Significance are zero unless Best Management Practices (BMP) and Best Available Control Technology (BACT) as identified by SMAQMD are implemented, then the thresholds of significance for PM_{10} and $PM_{2.5}$ are shown in parenthesis.

TOXIC AIR CONTAMINANTS

The greatest potential TAC emissions associated with the project would be related to DPM emissions from off-road and on-road diesel-fueled equipment used for construction activities. DPM differs from other TACs because it is not a single substance, but a complex mixture of hundreds of substances. Although DPM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on the engine type, operating conditions, fuel composition, type of lubrication oil, and presence or absence of an emission control system.

SENSITIVE RECEPTORS

Sensitive receptors are individuals who have an increased sensitivity to air pollution and include elderly, children, individuals with chronic respiratory diseases such as asthma, emphysema, and bronchitis. Sensitive receptor locations are areas where sensitive receptors are known to congregate including hospitals, schools, daycare centers, and residences. Residential areas and schools are considered sensitive receptors to air pollution because children and / or elderly tend to be present for extended periods resulting in increased risk of sustained exposure to any pollutants that may be present.

The project area is a rural area designated for agricultural land uses, with open areas and residential dwellings. The closest sensitive receptors are the single-family dwellings located on parcels to the north, east, and west of the project site. The closest school is Sierra Enterprise Elementary School located at 9115 Fruitridge Road, approximately 3.5 miles northwest of the project site.

IMPACT DISCUSSION

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant. Construction of the project includes frontage improvements, new hardscaping (road and parking lot), a Buddhist temple, a service building, and landscaping.

The operation of the project would not result in a significant increase in vehicle trips per day, with an anticipated 60 persons per day. Construction activities, including emissions from construction vehicles, would be the primary source of air pollution (as detailed in the discussion for item b below). However, all applicable SMAQMD recommended best management practices (BMP) would be implemented, minimizing construction related emissions. Therefore, implementation of the project would not conflict with or obstruct implementation of applicable air quality plans, and this would be less than significant impact.

b. *Would the project 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?*

Less than Significant with Mitigation. Construction of the project is anticipated to result in the temporary generation of ROG and NO_x, precursors to ozone, as well as PM_{10} and $PM_{2.5}$ emissions. Construction related emissions result from construction equipment exhaust, fugitive dust from land clearing, earthmoving activities, and wind erosion of exposed soils.

As shown in **Table IS-1**, construction emissions for NO_x would not exceed adopted thresholds. Construction estimates for PM_{10} and $PM_{2.5}$ would exceed the adopted thresholds of zero and would result in a potentially significant impact. However, with the implementation of all feasible BMPs and Best Available Control Technology, this impact can be reduced to less than significant. Therefore, construction of the project would implement Mitigation Measure AQ-1 which would require SMAQMD's Basic Construction Emission Control Practices (BMPs) to be applied, and impacts related to construction emissions would be less than significant.

Similarly, as shown in **Table IS-1**, operation emissions for NO_x and ROG would not exceed adopted thresholds.

c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant. Construction activities would temporarily generate toxic air contaminants from the emissions of operating construction equipment, including DPM from the use of off-road diesel-powered equipment which may expose nearby receptors to toxic air contaminants. As shown in **Table IS-1**, the total emissions of PM_{10} and $PM_{2.5}$ are 0.2 and 0.12 pounds per day, respectively. These are below the threshold of significance as defined by the SMAQMD, with the implementation of AQ-1. Additionally, construction is expected to last a short duration (one construction season) and would be required to implement dust and air quality control measures. Furthermore, operation of the project will not exceed SMAQMD thresholds for PM_{10} and $PM_{2.5}$. Therefore, prolonged exposure of sensitive receptors to substantial pollutant concentrations is not anticipated and would result in a less than significant impact.

d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less than Significant. Odors may be generated during construction of the project, including diesel exhaust from construction equipment, which may be considered offensive to some individuals. However, these odors would be temporary and dissipate rapidly. Operation of the Buddhist temple following construction would result in emissions similar to pre-project levels. Therefore, impacts related to other emissions such as odors would be less than significant.

ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measure would be implemented during construction of the project to reduce potential impacts related to air quality.

AQ-1: Best Available Construction Emission Measures

Relevant SMAQMD Basic Construction Emission Control Practices (BMPs) will be implemented during the project construction phase (Sacramento Metropolitan AQMD, 2019), including:

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to, soil piles, graded surfaces, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling time from both on- and off-road diesel-powered equipment. CARB enforces idling limitations and compliance with diesel fleet regulations.
    - Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to five minutes[6]. Provide clear signage that posts this requirement for workers at the entrance(s) to the site.
    - Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation[7].
    - Maintain all construction equipment in proper working condition according to the manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

[6] California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485.
[7] California code of Regulations, Title 13, Sections 2449 and 2449.1.

V. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Adversely affect or result in the removal of native or landmark trees?	☐	☐	☐	☒
f. Conflict with any local policies or ordinances protecting biological resources?	☐	☒	☐	☐
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT SECTION 404 AND SECTION 401

The Clean Water Act (CWA) is the primary federal law protecting physical, chemical, and biological integrity of lakes, rivers, wetlands, and coastal waters. The U.S. Army Corps of Engineers (USACE), using guidelines and regulations issued by EPA, issue permits under CWA Section 404 and 401 (Sacramento County, 2018b).

Section 404 permits regulate discharge of dredged or fill material into waters of the U.S., including wetlands, and seeks to prevent activities that would significantly degrade the biological function and health of aquatic ecosystems. USACE is responsible for Section 404 permitting and evaluation of the potential environmental impact of proposed discharges to ensure that the least environmentally damaging feasible alternative is implemented. The core principle of the Section 404 permit program is to minimize and avoid impacts to aquatic resources (U.S. Environmental Protection Agency, 2025a).

Section 401 permits are separated into two categories, general permits and individual permits. General permits include nationwide permits, regional general permits, or programmatic general permits and are issued to streamline the Section 404 process for activities with minimal environmental impacts. Individual permits, such as letters of permission or standard permits, are issued for activities that do not qualify for a general permit (Sacramento County, 2018b).

FEDERAL ENDANGERED SPECIES ACT

The Federal Endangered Species Act (FESA), 16 U.S.C. Section 1531 et. seq., provides a program for the conservation of endangered and threatened plants and animals, and their associated habitats. The law requires federal agencies to ensure that the actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of any listed species or result in the destruction or adverse modification of designated critical habitats of such species. The primary implementing agencies include the U.S. Fish and Wildlife Service (USFWS) and the U.S. National Oceanic and Atmospheric Administration (NOAA) (U.S. Environmental Protection Agency, 2024b).

FESA establishes a process for listing species as endangered or threatened, including the addition or removal of species. It also prohibits the take of listed species, including actions like harming, harassing, trapping, or killing. Additionally, FESA requires federal agencies to consult with FWS or NOAA (U.S. Environmental Protection Agency, 2024b).

MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA), U.S.C. 703-712, was enacted in 1918 and provides regulations to protect migratory birds by prohibiting the taking (i.e., hunting, killing, capturing, selling, and / or transporting) of any migratory bird or its parts, nests, or eggs without a permit. It was enacted in response to the over-hunting of birds and is based on treaties with several countries, including Canada, Mexico, Japan, and Russia. MBTA applies to nearly all native birds within the United States (U.S.). USFWS is responsible for the authorization and issuance of incidental take permits (U.S. Fish and Wildlife Service, 2025a).

The list of migratory bird species protected by MBTA can be found under Title 50 Part 10.13 and was updated in 2023. A species is included on the list if it meets at least one of the following criteria:

1. It occurs in the United States or territory as the result of natural biological or ecological processes and is currently, or was previously listed as, a species or part of a family protected by one of the four international treaties or their amendments.

2. Revised taxonomy results in it being newly split from a species that was previously on the list, and the new species occurs in the United States or its territories as a result of natural or biological processes.

3. New evidence exists for its natural occurrence in the United States or its territories resulting from natural distributional changes and the species occurs in a protected family (U.S. Fish and Wildlife Service, 2025a).

STATE

PORTER-COLOGNE ACT

Enacted in 1969, the Porter-Cologne Water Quality Control Act is the primary state law governing water quality in California. The act applies to all waters of the state, including groundwater, surface water, and wetlands and regulates both nonpoint sources and point sources of pollution. The goal of the act is to protect and enhance the quality of California's waters for the benefit of the public and the environment.

The Porter-Cologne Act established nine regional water boards and assigned them the responsibility for implementing and enforcing water quality standards within their respective basins. The Act uses Waste Discharge Requirements (WDRs) permits to regulate the discharge of wastes into state waters to prevent pollution that could harm aquatic life and provides for the regulation of various activities with the potential to affect water quality and biological resources.

SECTION 1600 OF CALIFORNIA FISH AND GAME CODE

Section 1600 of the California Fish and Game Code, enacted in January 2004, determined that the state has a responsibility to conserve and protect fish and wildlife resources. It requires any person, state or local government agency, or public utility to notify California Department of Fish and Wildlife (CDFW) prior to initiating any activity that may: divert or obstruct the natural flow of any river, stream, or lake; change the bed, channel or bank of any river, stream, or lake; use material from any river, stream, or lake; or deposit / dispose of material into any river, stream, or lake. When the activity may result in a substantially adverse effect on fish and wildlife resources, CDFW requires the project applicant to obtain a Lake and Streambed Alteration Agreement (California Department of Fish and Wildlife, 2025a).

CALIFORNIA ENDANGERED SPECIES ACT

The California Endangered Species Act (CESA) provides regulations to conserve and protect plant and animal species at risk of extinction in California. Following a formal listing process by the California Fish and Game Commission, plant and animal species may be designated as threatened or endangered under CESA. There are currently 250 species listed under CESA and the implementation of CESA has reduced and avoided impacts to California's endangered species. The regulations of CESA include the prohibition of taking any CESA-listed species without proper authorization. Take includes import and export, possession, purchase, or sale of CESA listed species (California Department of Fish and Wildlife, 2025b).

CDFW coordinates with agencies, organizations, and other interested parties to study and protect CESA-listed species. Additionally, CDFW conducts reviews of petitions for listing under CESA, administrates permitting programs to authorize the take of listed species, maintains an extensive database of listed species and occurrences (including the California Natural Diversity Database (CNDDB)), and conducts periodic reviews to determine if conditions resulting in the original listing are still present (California Department of Fish and Wildlife, 2025b).

LOCAL

SACRAMENTO COUNTY GENERAL PLAN POLICY

The Conservation Element of the Sacramento County General Plan includes policies and objectives to protect and manage natural resources while maintaining long-term ecological health in unincorporated Sacramento County. The Conservation Element includes regulations for the protection of native and landmark trees, non-native canopy, and water quality in rivers and groundwater basins, which are crucial for supporting biological resources. When impacts on biological resources are unavoidable, the County implements mitigation programs to mitigate those impacts. Relevant policies include, but are not limited to:

CO-58: Ensure no net loss of wetlands, riparian woodlands, and oak woodlands.

CO-59: Ensure mitigation occurs for any loss of or modification to the following types of acreage and habitat functions:

- Vernal pools,
- Wetlands,
- Riparian,
- Native vegetative habitat, and
- Special status species habitat.

CO-137: Mitigate for the loss of native trees for road expansion and development consistent with General Plan policies and / or the County Tree Preservation Ordinance.

CO-139: Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

CO-145: Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

TREE PROTECTION

The Conservation Element of the General Plan policy CO-137 requires mitigation for the loss of native trees consistent with the County Tree Preservation Ordinance. Furthermore, policy CO-145 requires the removal on non-native tree canopy be mitigated by the creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage is calculated using a 15-year shade cover values for tree species.

ENVIRONMENTAL JUSTICE

The Sacramento County Environmental Justice (EJ) Element was created to address public health risks and EJ concerns of those living in disadvantaged communities, many of which are the result of geographic and procedural inequities. It aims to ensure all residents have access to a healthy environment, regardless of income, race, or ethnicity, by minimizing pollution exposure and promoting equitable access to resources and opportunities. Relevant General Plan policies include, but are not limited to, the following:

EJ-1: Improvement and program support for each EJ Community shall address the community's unique or compounded needs.

EJ-23: The County will achieve equitable tree canopy in EJ communities.

EJ-24: Increase tree canopy coverage to at least 35 percent in all unincorporated County neighborhoods by 2040, especially those in EJ communities.

EJ-25: Consistently enforce the existing Tree Protection Ordinances including the zoning code, the Tree Ordinance, and the Tree Preservation Ordinance.

SOUTH SACRAMENTO HABITAT CONSERVATION PLAN

The South Sacramento Habitat Conservation Plan (SSHCP) is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento region. The SSHCP encompasses a 317,000-acre area, including the cities of Galt and Rancho Cordova, and is divided into two components, inside the Urban Development Area (UDA), where all urbanization is proposed, and outside the UDA. A total of 28 different plant and animal species, including 10 state and/or federally listed threatened or endangered, are identified within the SSHCP as Covered Species. The SSHCP is the first in the United States to include CWA and ESA permits, with permitting under the SSHCP instead of through several separate state and federal agencies. The Final SSHCP and EIS/EIR were adopted by the Sacramento County Board of Supervisors on September 11, 2018.

The SSCHP identifies covered activities, such as construction projects, and acknowledges that they may directly and indirectly impact natural landcover types and species habitat. Covered activities may be carried out by the third-party project proponents with authorization of the Environmental Coordinator. The Plan includes a list of Avoidance Minimization Measures (AMMs) designed to streamline permitting processes while ensuring long-term conservation.

Additionally, the SSHCP includes a baseline map that outlines land cover types which are an interpretation of habitat based on remote sensing analysis over a number of years prior to the 2018 adoption of the final Plan. These landcover types are intended to serve as a guide to what would be present on the project site, to be updated and verified during the local impact authorization process through a project-specific field survey and wetland delineation.

ENVIRONMENTAL SETTING

Sacramento County has a Mediterranean climate with average summer (June to August) highs of 90 degrees Fahrenheit (°F) and winter (December to February) lows of 40 °F, with an average of approximately 18 inches of precipitation annually (National Oceanic and Atmospheric

Administration, 2025). The dominant soil within the project vicinity is Red Bluff-Redding Complex, a gravelly clay loam formed from alluvium on terraces.

The project site is in the Vineyard community of unincorporated Sacramento County. The surrounding area consists primarily of agricultural uses and single-family dwellings. The project site is relatively flat, with an estimated two percent slope. Vegetation within the project site includes native and non-native grasses and tree species, and riparian habitat. A small amount of aquatic habitat (vernal pool / intermittent wetland) is adjacent to the proposed parking lot.

TREE REMOVAL

Sacramento County terrestrial resources include a variety of native and non-native trees and vegetation in both rural and urban environments. Trees provide aesthetic and environmental benefits to residential and commercial areas and enhance a community's livability by softening street noise and enhancing pedestrian use. Over the years, a significant number of native trees have been removed to facilitate urban development and infrastructure improvements, accommodate agriculture, provide fuelwood or have been milled for building materials.

The project site is within Vineyard, one of four EJ communities within Sacramento County. The Preliminary Landscape Plan for the project, prepared by Studio C Landscape Architecture & Planning in March 2025, indicates that the project proposes the removal of 16 queen palms (*Syagrus romanofficiana*), and 29 Osage orange trees (*Malcura pomifera*). The EJ Element requires that for public works, private development, revitalization and master planning projects within environmental justice communities that mitigation for tree removal requires an extra 25% tree replacement. The project includes the planting of 45 shade trees within the new parking lot, 21 trees along the front entry, 20 large palms, four small palms, and 16 ornamental trees.

HABITAT

A Biological Resources Assessment (BRA; **Appendix C**) and an Aquatic Resources Delineation Report (ARDR; **Appendix D**) were prepared for the project.

Based on the information provided within the BRA for the project, the site is predominately non-native grassland, estimated at approximately 4.30 acres (Soar Environmental Consulting, 2023a). The project site is described as relatively flat, with the eastern half, where the temple and parking lot are proposed, consisting of non-native grasses and queen palm trees. There is also disturbance throughout the parcel from gravel and natural surface roads and unpaved pedestrian pathways (Soar Environmental Consulting, 2023a).

The ARDR identifies the presence of an ephemeral drainage, running north to south, bisecting the project site and freshwater emergent wetlands as approximately 0.77 acres of the project site. The drainage enters the project site via a 12-inch culvert from the horse training facility to the north, with hydrologic connectivity to an upstream drainage channel, and connects with a vernal pool seasonal wetland near the southern boundary of the parcel (Soar Environmental Consulting, 2023a).

SSHCP LAND COVER

As previously discussed, the SSHCP includes a baseline map that outlines land cover types based on remote sensing analysis completed prior to adoption in 2018. Based on a review of the SSHCP baseline map, the following land cover types are identified within the project site: Low

Density Development (6.10 acres), Valley Grassland (3.07 acres), Freshwater Marsh (0.88 acres), Streams / Creek (0.14 acres), Open Water (0.14 acres), and Swale (0.07 acres).

Neither the BRA nor the ARDR include identified land cover types as defined in the SSHCP. As such, SSHCP authorization prior to issuance of development permits may require the preparation and submittal of a revised BRA and ARDR including this information and the possibility of land cover type conversion. **Table IS-2** below provides a summary of the identified habitat based on the BRA and ARDR and estimated land cover types.

Table IS-2: Identified Habitat vs. SSHCP Land Cover Type

Identified Habitat	Estimated SSHCP Land Cover Type	Area (acres)
Grassland	Valley Grassland / Disturbed	4.30
Agriculture	Cropland	2.21
Developed	Low-Density Development	2.72
Wetland (freshwater emergent)	Swale / Vernal Pool / Freshwater Marsh	0.77

Sources: (Soar Environmental Consulting, 2023a); (Soar Environmental Consulting, 2023b); (Sacramento County, 2018b)

Note: The area identified as wetland (freshwater emergent) differs between the BRA and the ARDR. The BRA identifies 0.77 acres total while the ARDR identifies 0.0601 acres total of waters of the U.S. For the purposes of this analysis, the larger area is evaluated.

TERRESTRIAL

Valley Grassland

The valley grassland land cover type typically consists of annual herbaceous plant communities characterized by naturalized annual grasses and forbs. This land cover type typically include naturalized annual grasses, such as wild oats (*Avena fatua*), soft chess (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), red brome (*B madritensis* ssp. *rubens*), wild barley (*Hordeum* ssp.), and foxtail fescue (*Vulpia myuros*), and herbaceous forbes, including broadleaf filaree (*Erodium botrys*), redsterm filaree (*E. cicutrium*), turkey mullenin (*Eremocarpus setigers*), true clovers (*Trifolium* ssp.), and bur clover (*Medicago polymorpha*). It supports numerous wildlife species, including several SSHCP covered species such as California tiger salamander, western spadefoot, giant garter snake, western pond turtle, American badger, western red bat, and all covered bird species (Sacramento County, 2018b).

The BRA describes the property as being dominated by non-native grasses; however, since specific grass species were not provided in the BRA this may consist of Disturbed land cover (description provided below) rather than Valley Grassland. Therefore, prior to SSHCP authorization for the project, a revised BRA may be required, including identified land cover types as defined in the SSHCP.

Cropland

Cropland is defined as land actively used for agricultural production. It is characterized by row and field crops, including small grains, corn, tomatoes, melons, peppers, safflower, and sunflower. Cropland within the SSHCP provides insect and rodent prey and plant material forage for a number of bird species (Sacramento County, 2018).

The BRA identifies agricultural habitat within the project site, estimated at approximately 2.21 acres. This specifically includes row crops, such as strawberries, cucumbers, green beans, and flowers, between Excelsior Road and the existing dwelling and just east of the existing dwelling and driveway (Soar Environmental Consulting, 2023a).

Disturbed

The disturbed land cover type consists of open-space areas that have previously been subject to disturbance or are currently being disturbed. This may include, but is not limited to, areas alongside roadways, trails, parking lots, scaped or graded land, gravel mining, and waste disposal sites. These areas are typically vegetated with diverse weedy flora and tend to harbor and spread invasive plant species. They typically include Johnson grass, Canadian horseweed (*Conyza canadensis*), milk thistle (*Silybum marianum*), yellow-star thistle (*Centaurea solstitialis*), stinkwort (*Dittrichia graveolens*) and field bindweed (*Convolvulus arvensis*).

Low-Density Development

Low-density development typically consists of relatively sparce residences, and other structures, within small rural neighborhoods with relatively large individual property size per house (Sacramento County, 2018b).

While within the UDA, the project site is located within a rural agricultural neighborhood, with large individual parcels and well-spaced single-family dwellings. The western half of the project site is developed, with an existing 2,601 square foot single-family dwelling, 1,568 square foot garage, driveway, and parking lot. Non-native ornamental trees are located primarily along the frontage of the parcel, including Osage orange trees, and in the eastern half of the property, within the proposed construction envelope of the temple and parking lot, there are queen palm trees. The developed area of the parcel is estimated to be approximately 2.72 acres (Soar Environmental Consulting, 2023a).

AQUATIC HABITAT

Plate IS-7 provides maps showing the aquatic habitat within and adjacent to the project site.

Plate IS-7: Project Area Aquatic Habitat / Resources[8]



[8] (Soar Environmental Consulting, 2023b)

Swale

Ephemeral drainages include both swales, shallow depressional features that permit the movement of water between vernal pools, and seasonal wetlands, areas that collect and hold water for an extended period during a portion of the year. Swales convey runoff as shallow, gently sloping ephemeral wetlands during winter rainstorms and for a short period after. Both seasonal wetlands and swales occur within valley grassland areas and are known to support numerous SSHCP covered species (Sacramento County, 2018b).

Based on a description of the drainage described in the ARDR, specifically the seasonal movement of runoff from north to south within a culverted ephemeral drainage, a portion of the freshwater emergent wetland identified may be categorized as swale land cover. The area within the swale land cover is approximately 0.03 acres.

Vernal Pool

Vernal pools are seasonal ephemeral wetlands that fill and dry each year. They occur in complexes of pools interconnected by intermittent surface swales and by seasonal perched aquifer that forms between the subsurface layer and soil surface. Vernal pool land covers are ecologically and hydrologically connected to swales, valley grassland, and stream / creek land cover types (Sacramento County, 2018b). Given California's Mediterranean climate, water collects in annual grassland depressions in late-fall / early-winter, wetting vernal pool soils, and stands until mid- to late-spring when the vernal pool desiccates. They provide unique habitats for rare and endangered animals and support a number of migratory birds during the winter. Preservation of the physical and hydrologic conditions of vernal pools within the Central Valley is important in ensuring all vernal pool covered species (Sacramento County, 2018b).

The ARDR identifies approximately 0.0307 acres of vernal pool / seasonal wetland (Soar Environmental Consulting, 2023b). Species within the area identified as vernal pool seasonal wetland include smooth goldfields (*Lasthenia glaberriama*), stalked popcorn flower (*Plagiobothrys stipitatus*), and prostrate knotweed (*Polygonum aviculare*). A full list of species observed during the field survey is included as Table 2 (List of All Plants Identified During the Field Survey within the Study Area) of the Aquatic Resource Delineation.

However, as previously discussed, the ARDR does not identify land cover types as defined in the SSHCP. The area identified as vernal pool / seasonal wetland may also consist entirely of, or include areas of, another land cover type, such as freshwater marsh and / or seasonal wetland, discussed below. Therefore, prior to SSHCP authorization, an ARDR may be required, including land cover types as defined in the SSHCP.

Freshwater Marsh Land Cover

The freshwater marsh land cover type is defined as areas typically dominated by perennial herbaceous plant species (such as cattails, tules (*Scirpus* spp.), and other emergent plant species, and are generally found along the edges of aquatic habitats such as rivers, lakes, and ponds (Sacramento County, 2018b).

Seasonal Wetland

The seasonal wetland land cover is defined as a wetland that ponds for an extended period of time during a portion of the year, generally filling during the rainy season (late-fall to early-spring) then drying slowly in the dry season (late-spring). They tend to be isolated wetlands occurring within moderate to large depressional features along the edges of open surface water or scattered within valley grassland land cover. They are often characterized by curly dock (*Rumex crispus*), sedges (*Carex* spp.), nutsedges (*Cyperus* spp.), spikerushes (*Eleocharis* spp.), and occasionally cattail (*Typha* spp.) (Sacramento County, 2018b).

SENSITIVE AND SPECIAL STATUS SPECIES

SPECIAL STATUS PLANTS

USFWS Information Planning and Consultation (IPaC) and CDFW CNDDB database searches were conducted on June 30, 2025, and August 1, 2025, respectively, to determine the potential for special status wildlife species within the project area. The criteria for determining presence are defined below:

- Not expected: Preferred habitat is not found within the project area.
- Low: Species is known to occur within five miles of the project site, and there is marginal habitat on-site; or species are not known to occur within five miles of the site, but suitable habitat is present.
- High: Species is known to occur on or near the site (based on CNDDB records within five miles) and there is suitable habitat on the site.

The following plant species were evaluated using the above criteria and are not expected to be present within, or directly adjacent to, the project site due to lack of preferred habitat, soil type, and / or lack of CNDDB occurrences within a 5-mile radius of the project site. Therefore, no additional analysis is necessary. These species include Alkali-sink goldfields (*Lasthenia chysantha*), Brandegee's clarkia (*Clarkia biloba ssp. brandegeeae*), Heckard's pepper-grass (*Lepidium latipes var. heckardii*), hoary navarretia (*Navarretia eriocephala*), hogwallow starfish (*Hesperevax caulescens*), Parry's rough tarplant (*Centromadia parryi ssp. rudis*), Peruvian dodder (*Cuscuta obtusiflora var. grandulosa*), pincushion vabarretia (*Navarretia myersii ssp. myersii*), saline clover (*Trifolium hydrophilum*), stinkbells (*Fritillaria agrestis*), Valley brodiaea (*Brodiaea rosea ssp. vallicola*), and woolly rose-mallow (*Hibiscus lasiocarpos var. occidentalis*).

The species included in **Table IS-3** were evaluated further to determine their potential to be within or near the project site. Based on an evaluation of the habitat required, existing conditions, and known occurrences within the project vicinity, there is potential the following plant species to be found within the project site, Ahart's dwarf rush (*Juncus leiospermus var. ahartii*), boggs lake hedge-hyssop (*Gratiola heterosepala*), dwarf downingia (*Downingia pusilla*), legenere (*Legenere limosa*), Sanford's arrowhead (*Sagittaria sanfordii*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), slender Orcutt grass (*Orcuttia tenuis*), and Sacramento Orcutt grass (*Orcuttia viscida*).

Table IS-3: Special Status Plant Species

Common and Scientific Name	Federal	State	CNPS	Habitat Requirements	Potential
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	--	S1		Along edges of vernal pools in grasslands Elevation: 200-750 feet Blooming: March to May	Low. Project site is highly disturbed by human activity. CNDDB occurrence noted within 5 miles of project site.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	--	SE	1B.2	Shallow water vernal pools, marshes, swamps, and lake margins; often on clay substrates Elevation: 0 to 7,790 feet Blooming: April to September	Low. Project site highly disturbed by human activity. Limited vernal pool habitat. CNDDB occurrence noted within 5 miles of the project site; however not observed during botanical surveys conducted in the blooming season.
Dwarf downingia (Downingia pusilla)			2B.2	Vally and foothill grassland (mesic), vernal pools. Elevation: 5 to 1,460 feet. Blooming: March to May	Low. Although there is potential for vernal pool and wetland habitat on site, and a CNDDB occurrence within six miles; the project site is highly disturbed by human activity.
Legenere *Legenere limosa*	--	--	1B.1	Smaller densely vegetated vernal pools, freshwater wetlands, valley grasslands, and wetland-riparian habitats. Elevation: 0 to 3,117 feet Blooming: April to June	Low. Although there is potential for vernal pool and wetland habitat on site, and a CNDDB occurrence within two miles; the project site is highly disturbed by human activity.
Sacramento Orcutt grass *Orcuttia viscida*	FE	SE	1B.1	Endemic to Sacramento County. Vernal pool habitats. Elevation: 0 to 330 feet Blooming: April to July (September)	Low. Although there is potential for vernal pools on site, the site is highly disturbed by human activity.

Common and Scientific Name	Federal	State	CNPS	Habitat Requirements	Potential
Sanford's arrowhead *Sagittaria sanfordii*	--	--	1B.2	Shallow freshwater ponds, ditches, marshes, and swamps Elevation: 0 to 2,135 feet Blooming: May to October (November)	Low. Although there is potential for aquatic habitat, the site is highly disturbed by human activity. Species was not observed during botanical surveys conducted in the blooming season.
Slender Orcutt grass *Orcuttia tenuis*	FT	SE	1B.1	Vernal pool habitat often on gravelly substrate. Elevation: 115 to 5,775 feet Blooming: May to October	Low. Although there is potential for vernal pool habitat on site, there are no gravelly substrates, and the site is highly disturbed by human activity. Species was not observed during botanical surveys conducted in the blooming season

Sources: (California Native Plant Society, 2025); (Jepson Flora Project (eds), 2025); (Calflora, 2025a).

Notes: Federal: ESA Listed Species; State: CESA Listed Species; or Species of Special Concern per CDFW; SE: State Endangered; CNPS: California Native Plant Society Rare Plant Inventory; 1B: Plants rare, threatened, or endangered in California and elsewhere; 2B: Plants rare, threatened, or endangered in California but more common elsewhere; 4: Watch list – plants of limited distribution;0.1: Seriously threatened in California; 0.2: Moderately threatened in California

SPECIAL STATUS WILDLIFE

USFWS IPaC and CDFW CNDDB searches were conducted on June 30, 2025, and August 1, 2025, respectively, to determine the potential for special status wildlife species within the project area. The criteria for determining presence is defined below:

- Not expected: Preferred habitat is not found within the project area.
- Low: Species is known to occur within five miles of the project site, and there is marginal habitat on-site; or species are not known to occur within five miles of the site, but suitable habitat is present.
- High: Species is known to occur on or near the site (based on CNDDB records within five miles) and there is suitable habitat on the site.

The following species were evaluated using the above criteria and are not expected within the project site, or directly adjacent to the project site. This determination was made due to lack of

preferred foraging and/or nesting habitat within the project area in addition to a lack of noted CNDDB occurrences within a 5-mile radius of the project site. Therefore, no additional analysis is necessary. These species include California tiger salamander (*Ambystoma californiense*), bank swallow (*Riparia riparia*), Cooper's hawk (*Accipiter cooperii*), loggerhead shrike (*Lanius ludovicianus*), purple martin (*Progne subis*), yellow-headed blackbird (*Xanthocephalus xanthocephalus*), western yellow-billed cuckoo (*Coccyzus americanus*), conservancy fairy shrimp (*Branchinecta conservatio*), crotch bumble bee (*Bombus crotchii*), monarch butterfly (*Danaus plexippus*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), western red bat (*Lasiurus frantzii*), Yuma myotis (*Myotis yumanensis*), pallid bat (*Antrozous pallidus*), and giant gartersnake (*Thamnophis gigas*).

The species included in **Table IS-4** were evaluated further to determine their potential within, or adjacent to, the project site. Based on an evaluation of the habitat required, existing conditions, and known occurrences within the project vicinity, there is potential for the following wildlife species to be found within the project site, including western spadefoot toad *(Spea hammondii*), burrowing owl (*Athene cunicularia*), ferruginous hawk (Buteo regalis), golden eagle (*Aquila chysaetos*), northern harrier (*Circus hudsonius*), Swainson's hawk (*Buteo swainsoni*), tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), California fairy shrimp (*Linderiella occidentalis*), midvalley fairy shrimp (*Brachinecta mesovallensis*), vernal pool tadpole shrimp (*Lepidurus pac*kardi), vernal pool fairy shrimp (*Branchinecta lynchi*), American badger (*Taxidea taxus*),and western pond turtle (*Actinemys mamorata*).

Table IS-4: Special Status Wildlife Species

Common and Scientific Names	**Federal**	**State**	**Habitat Requirements**	**Potential**
Amphibians				
Western spadefoot toad *Spea hammondii*	FE	SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainfall created ponds are required for breeding.	Low. Limited vernal pool / wetland habitat present onsite. Dispersal habitat for species present within project vicinity. Known to occur within 5 miles of the project site. The species was not observed during site visit.
Birds				
Burrowing owl (*Athene cunicularia*)	--	SCT, SSC	Open, dry grasslands, deserts, and scrublands with low-growing vegetation. Dependent on burrowing mammals, including the California ground squirrel.	Low. Modeled foraging habitat is present within the project site and surrounding area. CNDDB occurrence within 2.7 miles.
Ferruginous hawk (*Buteo regalis*)		ST	Inhabits grassland, shrub steppes, and deserts. During winter, grasslands and arid areas or near cultivated fields.	Low. Modeled foraging habitat present. Occurrence observed within 5 miles of the project site.

Common and Scientific Names	**Federal**	**State**	**Habitat Requirements**	**Potential**
Golden eagle (*Aquila chysaetos*)	--	FP	Open areas including mountains, hills, farmland, areas along rivers and streams, and grasslands.	Low. CNDDB occurrence within 0.35 miles, north of SR-16. Potential foraging habitat within the project site.
Northern harrier (*Circus hudsonius*)		ST	Found in a variety of open grassland, wetland, and agricultural habitats, including marshy meadows, wet and lightly grazed pastures and freshwater and brackish marshes.	Low. Not observed within 5 miles of the project site. However, project site is located within anticipated habitat and includes potential foraging habitat within the project vicinity.
Swainson's hawk (*Buteo swainsoni*)		ST	Open habitats such as grasslands, prairies, and agricultural fields. Nesting habitat includes solitary tall trees near foraging habitats (typically within 2 miles), sometimes in a grove of trees near a stream or on transmission / power lines.	Low. Observed within 5 miles of the project site. No large trees within the project site to provide adequate nesting habitat. Potential foraging habitat.
Tricolored blackbird (*Agelaius tricolor*)	--	ST, SSC	Found in freshwater marshes, swamps, and wetland communities. Utilize agricultural/ upland habitats, where wetlands may be present, including patches of Himalayan blackberry (*Rubus armeniacus*). Requires dense nesting habitat protected from predators that is within five miles of foraging habitat	High. Known to occur within the project vicinity. Suitable habitat within project vicinity. CNDDB occurrences documented within 0.4 miles of project site.
White-tailed kite (*Elanus leucurus*)	--	FP	Typically found in savannas, open woodlands, marshes, desert grasslands, partially cleared lands, or cultivated fields.	Low. Observed within 5 miles of the project stie. Modeled habitat within the project vicinity.
Crustaceans				
California fairy shrimp (*Linderiella occidentalis*)	FE	--	Fairly large, deep, vegetated vernal pools in grasslands. Mainly found at elevations from 131 to 551 feet on a variety of substrates.	Low. CNDDB occurrences documented 0.4 miles to the north, east, and south of the project area. Limited vernal pool habitat is present within site.
Midvalley fairy shrimp (*Brachinecta mesovallensis*)	--	SCT	Found in seasonal freshwater habitats including shallow vernal pools and other seasonal wetlands.	Low. CNDDB occurrences documented 0.4 miles of the project area. Limited vernal pool habitat is present within site.

Common and Scientific Names	Federal	State	Habitat Requirements	Potential
Vernal pool tadpole shrimp (*Lepidurus packardi*)	--	--	Found in seasonal freshwater habitats such as vernal pools, clay flats, vernal swales, and other seasonal wetlands.	Low. Observed within 1 mile of the project site. Limited vernal pool and wetland habitat present onsite.
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	--	Found in vernal pools with clear to tea-colored water, in grasslands, most commonly in pools with grass or mud-bottomed substrates	Low. Observed within 1 mile of the project site. Limited vernal pool and wetland habitat present onsite.
Mammals				
American badger (*Taxidea taxus)*			Typically found in open habitats, including grasslands, shrublands, savannas, and meadows.	Low. There are no open areas of forest or shrub habitats in project area.
Reptiles				
Western pond turtle (*Actinemys mamorata*)	--	SSC	Occur in a variety of aquatic habitats including marshes, rivers, ponds, streams, irrigation ditches, reservoirs, and sewage and millponds.	Low. Observed within 5 miles of the project site. Limited modeled habitat is present within project area.

Sources: (California Department of Fish and Wildlife, 2025c); (U.S. Fish and Wildlife Service, 2025b); (Soar Environmental Consulting, 2023a)
Notes:
Federal: ESA Listed Species
State: CESA Listed Species; or Species of Special Concern per CDFW
SE: State Endangered

WILDLIFE MOVEMENT CORRIDORS

Wildlife movement corridors provide a connection that allows wildlife to move between areas of suitable habitat that may be separated by rugged terrain, changes in vegetation, and / or areas of human disturbance or urban development. According to a review of CDFW's Essential Habitat Connectivity Viewer, the project area is within an area identified as a terrestrial conservation planning linkage for numerous species (California Department of Fish and Wildlife, 2025d). This area is defined as an area that facilitates the movement of wildlife between core habitat areas and is crucial for maintaining genetic diversity.

IMPACT DISCUSSION

a. *Would the project have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation. Based on the BRA and ARDR, land cover types within the project site could include valley grassland / disturbed, cropland, low-density development, swale, and vernal pool / seasonal wetland / freshwater marsh. Evaluation of the BRA along with an IPaC and CNDDB database review, special status plant species with potential to be present within and directly adjacent to the project site include Ahart's dwarf rush, boggs lake hedge-hyssop, dwarf downingia, legenere, Sanford's arrowhead, Boggs Lake hedge-hyssop, slender Orcutt grass, and Sacramento Orcutt grass. Similarly, special status wildlife species with potential to be present include including western spadefoot toad, burrowing owl, ferruginous hawk, golden eagle, northern harrier, Swainson's hawk, tricolored blackbird, white-tailed kite, tricolored blackbird, California fairy shrimp, midvalley fairy shrimp, vernal pool tadpole shrimp, vernal pool fairy shrimp, American badger, and western pond turtle.

If it is determined that implementation of the project would result in impacts to land cover types and covered species identified in the SSHCP, the applicant will be required to comply with Mitigation Measure BIO-1, Compliance with the SSHCP, and all applicable AMMs from the SSHCP to ensure that impacts would be less than significant.

b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No Impact. The project site lacks riparian habitat and other sensitive natural communities. Therefore, no impacts are anticipated.

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

Less than Significant with Mitigation. While most of the proposed development is within disturbed grassland / low density development habitats and are not anticipated to result in land type conversion, the project could have indirect and direct impacts on the wetland and vernal pool habitat. Specifically, construction of the new parking lot may result in impacts to the existing wetland feature. Per the SSHCP, if a portion of a wetland is impacted then the entire features are considered impacted.

The project is required to comply with the SSHCP (Mitigation Measure BIO-1, Compliance with the SSHCP), regardless of impacts to land cover types, and conform with all applicable Avoidance and Minimization Measures as well as pay fees to mitigate for impacts to species and habitat prior to construction. Compliance with the SSHCP, and all applicable AMMs from the SSHCP for aquatic resources to ensure that impacts would be less than significant.

d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant with Mitigation. The project site is flat disturbed grass with an ephemeral drainage and emergent wetland / vernal pool. Trees within the project site do not provide suitable habitat for nesting migratory birds and raptors. However, there are trees within 300 feet of the project area that have potential for nesting. Project activities during the avian breeding season (February 1 to August 31) could result in injury or mortality of eggs and chicks indirectly through forced nest abandonment due to noise and other disturbance. The

project would be required to comply with Mitigation Measure BIO-2, Pre-Construction Nesting Bird Survey and Nest Buffer, prior to any ground disturbing activities. Therefore, impacts are anticipated to be less than significant.

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

No Impact. The Preliminary Landscape Plan for the project, prepared by Studio C Landscape Architecture & Planning in March 2025, indicates that the project proposes the removal of 16 queen palms (*Syagrus romanofficiana*), and 29 Osage orange trees (*Malcura pomifera*). Neither species is native to California and no tree identified for removal is identified as a landmark tree.

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

Less than Significant with Mitigation. It is estimated that the project would result in the removal of approximately 14,135 square feet of non-native canopy. The project includes the replanting of the frontage with a combination of silver maple (*Acer saccharinum*), scarlet oak (*Quercus coccinea*), prospector elm (*Ulmus wilsoniana 'Prospector'*), green vase Japanese zelkova (*Zelkova serrata 'Green Vase'*), Paul's scarlet english hawthorn (*Crataegus laevigata 'Paul's Scarlet'*), Hollywood juniper (*Juniperus chinensis 'Torulosa'*), and chanticleer callery pear (*Pyrus calleryana 'Chanticleer'*). Canopy at 15-years following replanting would exceed the 14,135 square feet removed.

The new parking lot is proposed to be landscaped with trees to produce shading. The proposed landscape plan identifies the parking lot planting as a mix of red maple (*Acer rubrum*), Chinese maple (*Acer stachyphyllum*), camphor tree (*Cinnamomum camphora*), Japanese blueberry tree (*Elaeocarpus decipiens*), maidenhair tree (*Ginko biloba*), tupelo (*Nyssa sylvatica*), Chinese pistache (*Pistacia chinensis*), Cork oak (*Quercus suber*), and southern live oak (*Quercus virginiana*). With the installation of trees as proposed, including along the frontage, along the new drive, within the parking lot, and landscaping around the temple, the estimated shade cover anticipated, based on the Sacramento County Department of Transportation 15-year shade cover values for tree species, is approximately 81,910 square feet.

As currently designed the project is compliant with required canopy replacement requirements. In the event the project is modified, resulting in a change in proposed canopy, the project proponent will be required to implement BIO-3, Non-Native Tree Canopy Replacement, to reduce impacts to tree canopy removal, and impacts will be less than significant.

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

Less than Significant. As described above, the applicant may be required to submit revised technical reports and will be required to obtain SSHCP authorization prior to construction. During construction, the project will comply with all applicable AMMs; therefore, implementation of the project would not conflict with the provisions of the SSHCP.

ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measures would be implemented during construction of the project to reduce potential impacts related to biological resources.

BIO-1: Compliance with South Sacramento Habitat Conservation Plan (SSHCP)

The project proponent is required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial and aquatic habitats. The applicant shall obtain authorization through SSHCP and conform with all applicable Avoidance and Minimization Measures (**Appendix E**), as well as pay fees to mitigate for impacts to species and habitat prior to construction.

As part of the SSHCP authorization, impacts to land cover types would be evaluated. Based on this evaluation, applicable AMMs will be implemented as necessary.

BIO-2: Pre-Construction Nesting Surveys

Pre-construction surveys will be required to determine if active nests are present within the project's footprint or within 0.25 miles of the project footprint during the avian nesting season (February 1 to September 15). An approved biologist will conduct pre-construction surveys within 30 days and 3 days of ground-disturbing activities within the project footprint and within 0.25 miles of the project footprint to determine presence of nesting covered raptor species. If a nest is present, then a nest avoidance buffer shall be established. An approved biologist experienced with nesting bird behavior will be retained by the project applicant to monitor the nest throughout the nesting season and determine when the young have fledged and the buffer be removed.

Work within the temporary nest disturbance buffer can occur with the written permission of Sacramento County Planning and Environmental Review Division and Wildlife Agencies. If nesting birds begin to exhibit agitated behavior, the approved biologist will have the authority to shut down construction activities and the biologist will contact Planning and Environmental Review Division to determine the best course of action.

BIO-3: Non-Native Tree Canopy Replacement

As currently designed, the project is consistent with non-native canopy replacement regulations. However, to ensure compliance with non-native tree canopy replacement, the project proponent will have an approved replacement (landscape) plan prior to tree removal. Additionally, prior to the final building permit inspection, the non-native replacement canopy will be planted. The new tree canopy acreage will be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species.

VI. CULTURAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

REGULATORY SETTING

STATE

CEQA

CEQA is the state law that applies to a project's impact on cultural resources. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency or an activity that requires a permit, license, or lease from a state or local agency. CEQA requires that impacts to historical resources be identified and, if the impacts are significant, mitigation measures be implemented to reduce the impacts.

As defined by CEQA, impacts to a historical resource are significant, specifically if the resource is demolished or destroyed or if the characteristics that made the resource eligible are substantially impaired. Significant impacts result if:

- An eligible building, structure, and/or feature is demolished or altered;
- An eligible archaeological site is wholly or partially destroyed;
- Impacts to the integrity of setting (or visual impacts) of physical features in the area of a project in the vicinity of an eligible resource.

GOVERNMENT CODE SECTION 6254(R) AND 6254.10

These sections of the California Public Records Act were enacted to prevent archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to "Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission (NAHC).

Similarly, Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological site information and reports, maintained by, or in the procession of the Department of Parks and Recreation, the State Historical Resources Commission, the State

Lands Commission, the NAHC, another state agency, or a local agency. This includes records that the agency obtains through a consultation process between a Native American tribe and a state or local agency".

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) is a guide for state and local agencies, private groups, and the public to be used to identify state historical resources and identify properties to be protected from substantial adverse change to the extent prudent and feasible. Properties that are listed or eligible to be listed in the National Register of Historic Places (NRHP) and/or the California Historical Landmarks (CLH) are automatically included in the CRHR. Other properties identified as significant in historical resource surveys or designated by local landmarks programs, as recognized under the California Points of Interest Program, may be nominated for inclusion in the CRHR.

Eligibility for the CRHR includes one or more of the following criteria. Additionally, the resource must retain integrity, evaluated using the retention of design, material, workmanship, location, feeling, and/or association.

1. The resource is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2. The resource is associated with the lives of persons important to local, Californian, or national history.

3. The resource embodies distinctive characteristics of a period, type, region, or method of construction, or represent the work of a master or possesses high artistic values.

4. The resource has yielded, or has the potential to yield, information important to the prehistory of the local area, California, or the nation.

LOCAL

The Sacramento County General Plan Conservation Element provides goals, objectives, and policies for the management of cultural resources within unincorporated Sacramento County. The General Plan seeks to promote the inventory, protection and interpretation of cultural heritage, including historical and archaeological sites, buildings, and areas of ethnic, historical, and religious, or socio-economic importance. The Element aims to promote the inventory, protection, and interpretation of these resources for the benefit of present and future generations. Relevant policies from the Conservation Element are provided below:

CO-150: Utilize local, state, and national resources, such as the North Central Information Center (NCIC), to assist in determining the need for a cultural resource survey during project review.

CO-157: Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.

CO-158: As a condition of approval of discretionary permits, a procedure shall be included to cover the potential discovery of archaeological resources during development or construction.

CO-167: When conducting planning studies, the Office of Planning and Environmental Review shall encourage the adaptive reuse of historic resources when the original use is no longer feasible or allowed under proposed area planning efforts.

CO-169: Restrict the circulation of cultural resource location information to prevent potential site vandalism. This information is exempt from the "Freedom of Information Act".

CO-170: Cooperate with other agencies to enforce laws and aggressively prosecute illegal collection of artifacts.

ENVIRONMENTAL SETTING

The area is not within any portion of early Mexican land grants and does not lie within areas mined for gold. As such, there is no indication that important events or activities in early history of the region occurred within the project area.

By the late 1800s, land within the Sacramento Valley had been recognized for its potential for agricultural uses. Lands along major watercourses were settled first, then land like the subject parcel, with poorer soil and less available water. Today, the parcel is rural, used for a collection of garden plots and a community activity center, and is surrounded by agricultural properties.

A Cultural Resources Assessment was prepared by Peak & Associates, Inc for the project (Peak and Associates, Inc, 2025). As part of the Assessment, a records request was sent to the NCIC for the site. No historic-period or indigenous resources were identified. Furthermore, no indigenous period sites were found for the region, suggesting a lower likelihood of buried cultural resources.

A field survey was completed on July 12, 2023, by a qualified archeologist, using parallel transects spaced no greater than three meters wide. No cultural resources or features were observed. Although no indigenous sites were found during the survey, there is a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historical activities, leaving no surface evidence.

IMPACT DISCUSSION

a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

   No Impact. There are no historical resources within a quarter mile of the project site and there would be no impact.

b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

   Less than Significant with Mitigation. According to the NCIC records search, there are no known previous records of archaeological resources within a quarter mile of the project area.

No indication of archaeological resources were identified during the cultural resource assessment. The impact is less that significant.

c. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

Less than Significant with Mitigation. There are no known human remains or cemeteries located within or in the immediate vicinity of the project area. Although inadvertent discovery of human remains is unlikely, the possibility cannot be ruled out. Therefore, construction of the project would implement Mitigation Measure TCR-1, Inadvertent Discovery of Tribal Cultural Resources, and impacts related to disturbance of human remains would be less than significant.

ENVIRONMENTAL MITIGATION MEASURES

Implement TCR-1 as described in Section XIX. Tribal Cultural Resources

VII. ENERGY

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

REGULATORY SETTING

Construction of new structures is required to be consistent with the Sacramento County General Plan, the Climate Action Plan (CAP), and Title 24 Building Standards Code as adopted by the Division of the State Architect.

STATE

The California Building Energy Efficiency (CBEE) Standards (Title 24, Part 6) and the California Green Building Standards (CalGreen) Code (Title 24, Part 11) are both part of California's broader Building Standards Code (Title 24).

In California, almost all newly constructed residential and non-residential buildings, as well as additions and alterations are required to comply with CBEE[9]. The CBEE Standards set minimum energy performance standards for new and existing buildings to reduce energy use, conserve resources, and extend the use of renewable energy sources. CBEE includes specifications for insulation, HVAC systems, lighting, water heating, and other aspects related to energy

[9] Minor renovations, certain historic buildings, and buildings outside of California are not required to comply with CBEE codes.

consumption. CBEE regulations conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible to stop the construction of new power plants. CBEE regulations are updated every three years.

LOCAL

The Energy Element of the County General Plan provides the Sacramento County Board of Supervisors' policies guiding physical growth in the County and contains goal statements, objectives, strategies, and policies. Many General Plan Elements and policies serve to advance climate change mitigation and build Countywide resiliency, including Land Use, Air Quality, Circulation, and Energy Elements. Relevant General Plan policies include, but are not limited to, the following:

EN-2: Inform the public of the need and of ways to conserve energy in the home.

ENVIRONMENTAL SETTING

Energy use during construction is temporary and typically includes the consumption of fossil fuels, electricity, and natural gas for the operation of construction equipment and vehicles. Operational energy use for construction projects is typically in the form of fossil fuels for vehicle trips and electricity for the operation of project site lighting while operational uses following completion of the project would include the use of any type of electricity to operate the building, ornamental water features, and streetlights. Construction of the temple and service building will comply with Title 24.

IMPACT DISCUSSION

a. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

   Less than Significant. While implementation of the project will introduce new buildings and energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are met resulting in less than significant impacts.

b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

   No Impact. Construction activities for the project will use equipment and vehicles that comply with federal and state standards for fuel efficiency. Operation of the project will comply with Title 24, Green Building Code, for all project energy efficiency requirements. Therefore, implementation of the project will not conflict with or obstruct state or local plan for renewable energy or energy efficiency.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

VIII. GEOLOGY AND SOILS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

REGULATORY SETTING

STATE

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT (1972)

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) provides policies and criteria to assist jurisdictions to reduce losses from surface fault rupture. The Alquist-Priolo Act was

enacted following the destruction of 1971 San Fernando earthquake and prohibits most structures for human occupancy being placed over the trace of an active fault. The Alquist-Priolo earthquake fault zones are regulatory zones surrounding surface traces of active faults in California that are used to determine if a location has the potential for surface rupture and if a structure for human occupancy can be constructed (California Department of Conservation, 2025b).

SEISMIC HAZARDS MAPPING ACT (SHMA) (1990)

The Seismic Hazards Mapping Act (SHMA) directs the California Department of Conservation, California Geological Society to identify and map areas prone to earthquake hazards of liquefaction, earthquake-induced landslides and amplified ground shaking. Liquefaction occurs when loose, water-saturated sediments lose strength and fail during strong ground shaking. Landslides occur in weak soil and rock located on sloping terrain where the hillslope surface may fail when shaken by an earthquake. Similarly to the Alquist-Priolo earthquake fault zones, the Seismic Hazard Zones are used to determine the presence of weak soil and/or rock within a site (California Department of Conservation, 2025c).

CALIFORNIA BUILDING CODE

The 2019 California Building Standards Code (CBC) was published July 1, 2019, with an effective date of January 1, 2020. The CBC, which applies to all applications for building permits, consists of 11 parts that contain administrative regulations for the California Building Standards Commission and for all State agencies that implement or enforce building standards. Local agencies must ensure development complies with the CBC guidelines. Cities and counties can adopt additional building standards beyond the CBC. Part 2 of the CBC is based upon the 2019 International Building Code.

LOCAL

The Sacramento County Environmental Management Department (EMD) is a regulatory agency that oversees the design, installation and operation of on-site wastewater treatment systems (OWTS). The Sacramento County Board of Supervisors adopted Chapter 6.32, On-Site Management of Wastewater, of the Sacramento County Code. Chapter 6.32 regulates the various aspects of wastewater treatment and disposal.

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

The project area lies within the Great Valley geomorphic province of California (the Great Valley), which is a gently sloping-to-relatively flat alluvial plain. The Great Valley is bounded by the Coast Mountain Ranges on the west, the Sierra Nevada on the east, and the Klamath and Cascade Mountain Ranges on the north. The Great Valley is a trough in which sediments eroded from the adjacent mountain ranges have been deposited since the Jurassic Era (approximately 160 million years ago) (California Geological Survey, 2002). The underlying geology within the project area consists of Pliocene-age (5.3 million to 2.6 million years ago) sediments of the Laguna Formation.

TOPOGRAPHY

Topography in the project area is relatively flat, with a slope of approximately two percent, and an average elevation of 116 feet above mean sea level.

SOILS

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, the project site is underlain with Red Bluff-Redding Complex (**Table IS-5**) (Natural Resources Conservation Service, 2025).

Table IS-5: Project Area Soil Descriptions

Soil Name	Slope Class	Soil Depth	Drainage	Erosion Potential	Linear Extensibility	Limitations / Constraints
Red Bluff-Redding Complex	0-5 percent	Moderately deep to very deep	Slow to Medium	Slight to moderate	1.5% (low)	Shallow depth to claypan, low available water holding capacity, high shrink-swell capacity, tillage pan forms easily, incised drainageways

Source: Natural Resource Conservation Service, 2025

According to the Safety Element Background of the Sacramento County General Plan, there are two inactive fault zones to the east and west of the County. The Midland Fault Zone is approximately 28 miles southwest and the Bear Mountain Fault Zone is approximately 19 miles east of the project area. The closest active fault to the project area is the Dunnigan Hills Fault, approximately 33 miles northwest.

Ground shaking is the result of faulting and is the primary cause of earthquake damage to manmade structures. The Cumulative Shaking Intensity map[10] indicates the project site is in an area that has historically had weak to light shaking with no property damage (California Geological Survey, 2024). While the 2025 Earthquake Shaking Potential map[11] identifies the project site is in an area of strong to very strong shaking (California Geological Survey, 2025) which may be felt by drivers.

Additionally, according to the seismic hazards identified by the California Geological Survey, the project site is not within an area designated as a liquefaction or landslide hazard (California Department of Conservation, 2024).

PALEONTOLOGICAL RESOURCES

Paleontological resources are the fossilized evidence of organisms preserved in the geologic record. Fossils are considered nonrenewable resources that are protected by federal, state, and local environmental laws and regulations. Sedimentary rocks, and some volcanic and metamorphic rocks, have potential to yield significant fossiliferous deposits.

Based on geological mapping, the project area is underlain with deposits of Pliocene-age Laguna Formation. Soil within the formation consists of weathered reddish to yellowish brown silt and clay with minor lenticular gravel beds, deposited on broad floodplains by meandering, slow-moving streams. According to a search on the University of California Museum of Paleontology, Online Database (University of California Museum of Paleontology, 2025), there have been no records

[10] Compiled from intensity maps which are automatically generated following an earthquake using data collected by seismic instruments from 1981 to 2023 (California Geological Survey, 2024).
[11] Shaking from potential future earthquakes. The shaking depicted in this map is not from a singular earthquake but what could be experienced over time

of species found within the Pliocene period. Therefore, the Laguna Formation is considered a low sensitivity for paleontological resources in Sacramento County.

IMPACT DISCUSSION

a. *Would the project 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.*

   No Impact. The project area is not within or adjacent to a fault zone under the Alquist-Priolo Earthquake Fault Zone Act. As described above, the nearest fault zone on the Alquist-Priolo Earthquake Fault Zoning Map is the Green Valley Fault, approximately 50 miles southwest of the project site. Therefore, implementation of the project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known fault as delineated on the most recent Alquist-Priolo Fault Zone Map.

   ii. *Strong seismic ground shaking?*

   Less than Significant. The potential for shaking from earthquakes is anticipated to be cumulatively strong to very strong in the future. However, historically, the project site is within an area with weak to light intensity shaking from earthquakes. Therefore, this would have a less than significant impact.

   iii. *Seismic-related ground failure, including liquefaction?*

   No Impact. The project site is not within a liquefaction hazard zone; therefore, there would be no impact.

   iv. *Landslides?*

   No Impact. The project site is not within a landslide zone; therefore, there would be no impact.

b. *Would the project result in substantial soil erosion or the loss of topsoil?*

   Less Than Significant. Construction activities such as site clearing and grubbing, earthmoving activities, and excavation would result in soil disturbance, temporarily exposing soils to wind and water erosion. During construction, the contractor would be required to comply with all applicable provisions and requirements of the Construction Stormwater General Permit. Additionally, since the implementation of the project would disturb more than one acre of land a project specific Stormwater Pollution Prevention Plan (SWPPP) would be required. The SWPPP would include BMPs and erosion control measures to be implemented during construction activities. Therefore, construction of the project would not result in substantial soil erosion, and this would have less than significant impact.

c. *Would the project 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?*

No Impact. The soil type within the project site is Red Bluff-Redding Complex, a deep, well-drained soil formed in old mixed alluvium that is generally considered stable for construction. Therefore, implementation of the project would result in no impact from construction in unstable soil.

d. *Would the project 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?*

No Impact. As previously discussed, the soil type within the project site is generally considered stable for construction, with low linear extensibility. Therefore, there would be no impact.

e. *Would the project 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?*

Less than Significant. Implementation of the project will require compliance with all EMD requirements for location, setbacks, and type of system. Of note, the soil type within the project site is generally considered sufficient for septic systems, given the well-draining characteristics of the sandy or loaming soil. Therefore, implementation of the project and installation of a new OWTS (septic) would result in less than significant impacts.

f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. The project site is underlain by Pliocene-age sediments of the Laguna Formation, which is considered to have low sensitivity for paleontological resources in Sacramento County. Therefore, implementation of the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

IX. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

REGULATORY SETTING

STATE

California has adopted statewide legislation addressing various aspects of climate change and Greenhouse gas (GHG) emissions mitigation. Much of this legislation establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. California reached the goals set in AB 32 in 2016. As a follow up to AB 32, SB 32 (the Global Warming Solutions Act of 2006) extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order S-03-05 identifies a longer-term goal for 2050.[12]

CALIFORNIA GREEN BUILDING STANDARDS

In California, all new construction and significant renovations of both residential and non-residential buildings are required to comply with CalGreen. CalGreen, the first statewide green building code in the U.S., provides requirements for sustainable construction practices and reducing environmental impacts, to improve public health, safety, and welfare through environmentally responsible building practices. CalGreen includes mandatory measures to support the goals of the State's GHG reduction program and promotes healthful indoor and outdoor air quality. CalGreen includes water efficiency, material conservation, waste reduction, and indoor air quality. CalGreen regulations are updated every three years.

REGIONAL

As discussed in Section IV. Air Quality, the project area is within the boundaries of the SMAQMD. The SMAQMD has developed GHG thresholds and screening levels to provide a consistent scale to measure the significance of land use development. The thresholds are used to evaluate a project for consistency with statewide GHG reduction targets as established in AB 32 and SB 32.

In April 2020, the SMAQMD updated their thresholds of significance for GHG emissions. This update was adopted by the Sacramento County Board of Supervisors in December 2020. All projects are required to implement Tier 1 BMPs, which include the following:

> Tier 1 BMP 1: No Natural Gas: Projects shall be designed and constructed without natural gas infrastructure.
>
> Tier 1 BMP 2: Electric Vehicle Ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV capable spaces shall be EV Ready.

GHG Thresholds of Significance

Addressing GHG generation impacts requires an agency to decide as to what constitutes a significant impact. The Governor's Office of Land Use and Climate Innovation (formerly OPR) Guidance does not include a quantitative threshold of significance to use for assessing a

[12] EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80% below 1990 levels by 2050. This target has not been legislatively adopted.

proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended method for setting a threshold for proposed development-level analysis.

On April 23, 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. SMAQMD developed thresholds for Sacramento County based on determining the County's share of statewide 2030 GHG emissions by sector, versus new development, allocating 2030 GHG emissions from new development among land sues and place types to set numeric thresholds, and setting best management practices by land uses and place types that achieve those numeric thresholds. The Sacramento County's Board of Supervisors adopted the updated GHG threshold in December 2020. SMAQMD's technical support document, "Greenhouse Gas Thresholds for Sacramento County", identifies operational measures that should be applied to a project to demonstrate consistency.

For land development and construction projects, the SMAQMD thresholds of significance for GHG, for both construction and operational phases, is 1,100 MT CO_2e (metric tons of carbon dioxide equivalent) per year. For Stationary sources, the threshold of significance for the construction phase is 1,100 MT CO_2e per year and for the operational phase, 10,000 MT CO_2e per year.

LOCAL

The County's CAP, adopted by the Board of Supervisors in November 2024, is a comprehensive, multi-objective plan that balanced environmental, economic, and community interests for the reduction of GHG emissions. As part of the CAP, the County prepared GHG inventories for community and government operations, categorized by sector for a baseline year (2015). Based on the forecast, GHG emissions, and population projections, the County is expected to have an emissions rate of 4.95 MT CO_2e per capita in 2039. The County's goal is to achieve carbon neutrality by 2030.

Strategies and measures have been identified in the CAP to meet California's 2020 and 2045 GHG reduction targets. Each measure is supported by implementing actions to reduce GHG emissions generated from current and future activities within the unincorporated areas of the County, including existing County facilities and operations. Upon implementation of the CAP, projects being proposed in unincorporated areas of the County would need to demonstrate compliance with applicable measures and actions.

ENVIRONMENTAL SETTING

GHGs, including carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), are naturally occurring atmospheric gases that insulate Earth as part of the greenhouse effect, which is responsible for keeping temperatures on Earth conducive to life. After solar radiation is absorbed by the Earth's surface, infrared radiation is emitted into the atmosphere, which is then absorbed by GHGs. Some of the infrared radiation is re-emitted back to the Earth's surface, warming the atmosphere. However, human activities such as combustion of fossil fuels have increasingly emitted excess GHGs into the atmosphere causing the greenhouse effect to intensify and Earth's climate to warm at an unprecedented rate.

The Global Warming Potential (GWP) of GHGs compares the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative

effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere. The GWP of each gas is measured relative to CO_2. Therefore, CO_2 has a GWP of one. GHGs with lower emissions rates than CO_2 may still contribute to climate change because they are more effective at absorbing outgoing infrared than CO_2 (i.e., high GWP). For example, N_2O has a GWP of 273, meaning that one ton of N_2O has the same contribution to the greenhouse effect as approximately 273 tons of CO_2. The concept of CO_2 equivalence (CO_2e) is used to account for the different GWP potentials of GHGs. GHG emissions are typically measured in terms of pounds or tons of CO_2e and are often expressed in metric tons (MT) CO_2e.

The project does not include the use of natural gas infrastructure and proposes a total of 26 EV parking spaces.

IMPACT DISCUSSION

a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less than Significant. Construction of the project would result in GHG emissions from operating construction equipment, transport of materials on- and off-site, and travel for workers to and from the project site. The construction related GHG emissions were estimated using CalEEMod and were determined to amount to 98 MT CO_2e per year during the construction phase. Similarly, following completion of the construction and during the operational phase of the temple CalEEMod estimated an approximate 116.2 MT CO_2e per year. SMAQMD has identified the threshold of significance for both the construction and operational phases of all project types to be 1,100 MT CO_2e per year. Therefore, construction and operation of the project would not result in a significant impact from the generation of GHG emissions on the environment.

b. *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact. The project is not inconsistent with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases as construction and operation of the project fall under the threshold of significance identified by SMAQMD. Therefore, there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

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?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

REGULATORY SETTING

FEDERAL

RESOURCE CONSERVATION AND RECOVERY ACT

The Resource Conservation and Recovery Act (RCRA), 42 U.S.C. Section 6901 et seq., gives the EPA the authority to control hazardous waste from its creation to its disposal, including treatment, transportation, storage, generation, and disposal. RCRA provides the framework for the management of non-hazardous solid waste (U.S. Environmental Protection Agency, 2025b).

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was enacted in 1980, amended in 1986, and established the Superfund program. Superfund sites are areas that have been contaminated with substances that require cleanup to protect the environment and public health. The EPA maintains the National Priorities List (NPL), which provides information on sites that warrant further cleanup and investigation. CERCLA identifies classes of responsible parties for responding to the release of hazardous material and provisions for reporting requirements and cleanup procedures to be followed.

TITLE 49 OF THE CODE OF FEDERAL REGULATIONS

Title 49 of the Code of Federal Regulations (CFR) provides rules and regulations for the transportation of hazardous materials, motor vehicles, railroads, aviation, and pipelines within the United States. The Department of Transportation, and other relevant agencies, utilize these guidelines to ensure safety, security, and efficiency in all modes of transportation. Hazardous materials transport is regulated by packaging, documentation, marking, and training requirements. The Pipeline and Hazardous Material Safety Administration requires compliance

with the registration requirements of CFR Title 49. Additionally, the Federal Motor Carrier Safety Administration requires carriers to obtain Hazardous Materials Safety Permits prior to the transportation of certain quantities of materials that may constitute a greater safety risk.

STATE

CALIFORNIA HEALTH AND SAFETY CODE

The California Health and Safety Code (HSC) establishes laws and regulations on hazardous materials, controlled substances, and public nuisances to protect public safety, health, and the environment. Strict regulations on handling, storage and disposal of hazardous materials is set by the HSC under the Hazardous Waste Control Law. Oversite of enforcement by state and local governments is shared between the California Department of Public Health and the California Environmental Protection Agency. The California Department of Toxic Substances Control (DTSC) oversees the Hazardous Waste Control Law and ensures that hazardous materials are labeled, transported, and disposed of appropriately. Additionally, all businesses generating hazardous waste must register with DTSC and comply with the RCRA (Legal Clarity California, 2025).

DTSC maintains an online digital data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites known or suspected of having contamination issues. This system is called EnviroStor (Department of Toxic Substances, 2025). Similarly, the State Water Board maintains an online data management system, GeoTracker, to track compliance data for both authorized and unauthorized discharges (State Water Board, 2025a).

CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 22, DIVISION 4.5

Title 22 is a compilation of state laws developed by state agencies to implement the laws enacted as part of the HSC. Division 4.5 focuses on environmental health standards for the management of hazardous waste. While the HSC provides the framework for the management of hazardous materials in California, CCR Title 22, Division 4.5 provides the detailed rules and standards for how those laws are to be implemented.

CALIFORNIA VEHICLE CODE

Within California, the transportation of hazardous materials, and shipments that exceed 500 pounds, on highways requires the issuance of a Hazardous Materials Transportation License by the California Highway Patrol (CHP). Transportation routes are reviewed by CHP, in consultation with the California Department of Transportation (Caltrans), and must generally follow the most direct route, using state and interstate highways (California Highway Patrol, 2015).

LOCAL

SACRAMENTO COUNTY HAZARDOUS MATERIALS ELEMENT AND EMD

The Sacramento County General Plan includes a Hazardous Materials Element which provides policies and programs to protect the residents of Sacramento County from the effects of hazardous materials. The County's involvement in hazardous materials management is intended to minimize the impact of hazardous materials on human health and the environment. Relevant policies include, but are not limited to, the following:

HM-4: The handling, storage, and transport of hazardous materials shall be conducted in a manner so as not to compromise public health and safety standards.

HM-10: Reduce occurrences of hazardous material accidents and the subsequent need for incident response by developing and implementing effective prevention strategies.

HM-11: Protect residents and sensitive facilities from incidents which may occur during the transport of hazardous materials in the County.

Sacramento County EMD oversees hazardous waste management within unincorporated Sacramento County. Key aspects of EMD's responsibilities include the regulation of hazardous materials storage, hazardous materials business plans, incident response, enforcement and inspections, hazardous waste determination, and the provision of disposal resources to the public.

ENVIRONMENTAL SETTING

The project area is in a rural area of the Vineyard community in unincorporated Sacramento County. There are residential homes, agricultural farms, and surface mining operations in the greater project vicinity.

A review of publicly available databases was conducted for the project to determine if any known hazardous waste sites are within the project area. The databases included EnviroStor (Department of Toxic Substances, 2025) and GeoTracker (State Water Board, 2025a). Additionally, a search of the EPA NPL (Superfund) database was completed (U.S. Environmental Protection Agency, 2025c). Based on this review, there are no known hazardous waste sites within the project area. There is a closed leaking underground storage tank (LUST) case approximately one mile northwest of the project site. Mather Airport, which is approximately 2.3 miles north of the project area, is a superfund site on the EPA list.

IMPACT DISCUSSION

a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant. Relatively small amounts of commonly used hazardous substances such as gasoline, diesel fuel, lubricating oil, adhesive materials, grease, and solvents would be used for equipment during construction. These materials are not considered acutely hazardous and are used routinely for construction projects.

Following construction of the temple and associated structures, ongoing use would not involve the transport, use, and / or disposal of hazardous materials beyond the use of automobiles and landscaping tools.

As previously discussed, the transportation of hazardous materials on area roadways is regulated by CHP and Caltrans, and the use of these materials is regulated by DTSC, as outlined in CCR Title 22. Materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Once construction of the project is completed, there would be no further use or storage of hazardous materials. Therefore, implementation of the project would not create a significant

hazard to the public or environment through transport, use, or disposal and impacts would be less than significant.

b. *Would the project 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?*

Less than Significant. As noted above, construction of the project would include the use of small amounts of hazardous materials. However, adherence to all federal, state, and local regulations would be required. Therefore, implementation of the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions and impacts would be less than significant.

c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The nearest school to the project site is approximately 3.5 miles northwest. Therefore, implementation of the project would not result in hazardous emissions or include the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. *Would the project 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?*

No Impact. The project area is not identified as a site on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5; therefore, there would be no impact.

e. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant. Implementation of the project would not impede emergency response to the project site or surrounding vicinity. All applicable building codes (including fire codes) and ordinances would be required for construction of the project as well as access to the property. Therefore, construction of the project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

f. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less than Significant. The project site is in a rural portion of the County with agriculture and grasslands in the surrounding vicinity and is not within a State Responsibility Ara (SRA) or a fire hazard severity zone (FHSZ). Construction of the Buddhist temple will comply with all applicable CBC regarding the use of fire and smoke protection features, including the use of fire-resistant building components. Therefore, impacts associated with implementation of the project with respect to the exposure of people or structures to wildland fires are anticipated to be less than significant.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XI. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☒	☐
d. Develop in an area that is subject to 200-year urban levels of flood protection (ULOP)?	☐	☐	☐	☒
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT

The CWA is the primary federal law in the U.S. regulating water pollution. It aims to restore and maintain the chemical, physical, and biological integrity of the nation's waters and establishes a framework for regulating discharges of pollutants into U.S. waters and sets water quality standards for surface waters. CWA programs are directed at point sources[13] and non-point sources[14] of pollution. The CWA makes it illegal to discharge any pollutant from a point source into U.S. waters without a permit. The EPA and USACE share responsibility for enforcing the CWA, including the monitoring of compliance and the investigation of unpermitted discharges.

Section 402 regulates the discharge of dredged or fill material into wetlands and other waters and requires authorization from the Secretary of the Army, acting through USACE. The NPDES permit program is administered by the EPA and regulates discharges from point sources.

While the CWA establishes a national framework for water pollution, it also recognizes the primary role of states in addressing water pollution, including funding for treatment of wastewater. The CWA Section 303(d) requires states to identify water bodies that do not meet, or are not expected to meet, water quality standards, these are also known as impaired water bodies. The CWA also requires states to develop total maximum daily loads (TMDLs) to improve water quality of impaired water bodies. TMDLs are the quantities of pollutants that can be safely assimilated by a water body without violating water quality standards. TMDLs are developed for impaired water bodies to maintain beneficial uses as designated in the applicable Basin Plan, achieve water quality objectives, and reduce the potential for future water quality degradation.

STATE

CALIFORNIA WATER PLAN

The California Water Plan is a strategic plan that is updated every five years and guides the sustainable management and development of water resources, addressing climate change, watershed resilience, and equitable water management. The Plan addresses current and future needs by analyzing water supplies, demands, and the impact of climate change on natural resources. The plan promotes Regional Water Management and emphasizes watershed resilience, equitable water management, and the integration of natural and built infrastructure.

PORTER-COLOGNE WATER QUALITY CONTROL ACT

Enacted in 1969, the Porter-Cologne Water Quality Control Act is the primary state law governing water quality in California. The act applies to all waters of the state, including groundwater, surface water, and wetlands and regulates both nonpoint sources and point sources of pollution. The goal of the act is to protect and enhance the quality of California's waters for the benefit of the public and the environment.

---

[13] Any single identifiable source of pollution from which pollutants are discharged (piles and ditches) (U.S. Environmental Protection Agency, 2024a).

[14] Land runoff, precipitation, atmospheric deposition, seepage, hydrologic modifications, and drainage (EPA, 2024a).

The Porter-Cologne Water Quality Control Act empowers the Regional Water Quality Control Boards to regulate activities that may affect water quality, including issuing WDR permits, setting water quality standards, and enforcing regulations.

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

The Sustainable Groundwater Management Act (SGMA) was enacted in 2014 and aims to sustainably manage groundwater resources, particularly in high and medium priority basins. SGMA requires local Groundwater Sustainability Agencies (GSAs) to develop and implement Groundwater Sustainability Plans (GSPs) to avoid undesirable results. GSPs outline how groundwater will be sustainably used and managed without causing six undesirable results in the basins: significant and unreasonable declines in groundwater levels, reductions in groundwater storage, intrusion of seawater, degradation of water quality, subsidence of land, and depletions of interconnected surface waters. GSPs address overuse and excessive groundwater pumping, causing overdraft in the basins, to achieve balanced levels of groundwater to reach long-term sustainability. The California Department of Water Resources (DWR) and the State Water Board are the two lead state agencies implementing SGMA (State Water Board, 2025b).

REGIONAL

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

There are nine Regional Water Quality Control Boards in California that are responsible for the development and enforcement of water quality objectives and implementation plans. These standards are found in Basin Plans and statewide policies administered by the State Water Board. The Central Valley Regional Water Quality Control Board (Central Valley RWQCB) encompasses approximately 60,000 square miles, extending from the Oregon border to the northern tip of Los Angeles County, including the entire watersheds for the Sacramento and San Joaquin Rivers.

As required by the Porter-Cologne Water Quality Control Act, the Central Valley RWQCB has designated beneficial uses for water body segments in its jurisdiction, along with water quality criteria necessary to protect these uses, as contained in the Sacramento and San Joaquin River Basin Plan (Central Valley RWQCB, 2019).

SOUTH AMERICAN SUBBASIN GROUNDWATER SUSTAINABILITY PLAN

The South American Subbasin Groundwater Sustainability Plan (Plan) was adopted in 2021 by the Sacramento Central Groundwater Authority, Omochumne Hartnell Water District, Sloughhouse Resource Conservation District, and Northern Delta Groundwater Sustainability Agency (NDGSA). The Plan includes a description of the setting, hydrogeological conceptual model, comprehensive water budget, basin wide monitoring network, sustainable management criteria, and projects and management actions necessary to ensure sustainability of the subbasin.

LOCAL

The Sacramento County Conservation Element of the General Plan provides policies and programs to preserve, protect, and manage the health and integrity of aquatic resources, including groundwater and surface water quality. Further, water quality issues are regulated and addressed by the provisions of the NPDES Municipal Stormwater Permit issued to Sacramento County by the Central Valley RWQCB, the County's Stormwater Pollution and Erosion Control Ordinance, the County's Stormwater Management and Discharge Control Ordinance, as well as the County's

Land Grading and Erosion Control Ordinance. Relevant General Plan policies include, but are not limited to, the following:

CO-1: Support conjunctive use water supply for development.

CO-7: Support the Water Forum Agreement Groundwater Management Element. Prior to approving any new development water supply plan shall be approved that demonstrates consistency with an adopted groundwater management plan.

CO-8: Applicants proposing developments in areas with significant groundwater recharge characteristics shall evaluate the impact of said development on groundwater recharge and quality. This evaluation should recognize criteria defined in any broader County-wide determination and / or evaluation of groundwater recharge areas.

CO-10: Support local watershed initiatives that enhance groundwater recharge.

CO-16: Ensure developments are consistent with the County Water Efficient Landscape Ordinance, which shall be updated as needed to conform to state law.

CO-23: Development approval shall be subject to a finding regarding its impact on valuable water-supported ecosystems.

CO-24: Comply with the Sacramento Areawide NPDES Municipal Stormwater Permit or subsequent permits, issued by the Central Valley RWQCB to the County, and the Cities of Sacramento, Elk Grove, Citrus Heights, Folsom, Rancho Cordova, and Galt (collectively known as the Sacramento Stormwater Quality Partnership).

CO-26: Protect areas susceptible to erosion, natural water bodies, and natural drainage systems.

CO-30: Require development projects to comply with the County's stormwater development / design standards, including hydromodification management and low impact development standards, established pursuant to the NPDES Municipal Stormwater Permit. Low impact development design and associated landscaping may serve multiple purposes including reduction of water demand, retention of runoff, reduced flooding, and enhanced groundwater recharge.

CO-31: Require property owners to maintain all required stormwater measures to ensure proper performance for the life of the project.

ENVIRONMENTAL SETTING

SURFACE WATER

REGIONAL HYDROLOGY

The project area is located within the Lower Sacramento River Basin. The Sacramento River Basin encompasses approximately 27,000 square miles and is bounded by the Sierra Nevada to the east, Coastal Ranges to the west, Cascade Range and Trinity Mountains to the north, and the Delta to the southeast. Sacramento County's water resources include four rivers, numerous streams, the Sacramento River Delta, and an extensive groundwater basin. The County is

bordered on the west by the Sacramento River, on the northeast corner the Folsom Dam and Reservoir, and the Consumnes River and Mokelumne River along the southern portion of the County. The project area is within the Elder Creek sub-watershed (delineated by the Watershed Boundary Dataset HUC-12).

The Elder Creek sub-watershed (180201630401) covers approximately 22 square miles and includes Elder Creek as well as unnamed tributaries. Elder Creek flows into Morrison Creek through rural and urban areas, before ultimately draining into the Sacramento River.

The existing drainage system within the project site consists of a 12-inch metal pipe that crosses the property line from the north and discharges runoff into a swale that bisects the property (Area West Engineers, Inc., 2023). Drainage is carried south within the parcel towards an existing pond in an adjacent parcel.

FLOODING

According to the FEMA National Flood Hazard Layer, the project area is within Zone X, area of minimal flood hazard or area with reduced flood risk due to levee (Federal Emergency Management Agency, 2012).

SURFACE WATER QUALITY

As required by the Porter-Cologne Water Quality Control Act, the Central Valley Regional Water Quality Control Board (RWQCB) has designated beneficial uses for water body segments in its jurisdiction, along with water quality criteria necessary to protect these uses, as contained in the Sacramento and San Joaquin River Basin Plan (Central Valley RWQCB, 2019). Although Elder Creek is not listed in the Basin Plan, it is within the Valley-American Hydrologic Unit, which includes the American River (from Folsom Dam to Sacramento River). Designated beneficial uses for this hydrologic unit consist of the following: municipal and domestic water supply, agricultural irrigation, industry service supply and hydroelectric power, water contact and non-contact recreation, warm and cold freshwater habitat, warm and cold migration and spawning habitat, and wildlife habitat (Central Valley RWQCB, 2019).

There is an unnamed creek that intersects with the project site that drains into Elder Creek which flows to Morrison Creek and ultimately the Sacramento River. **Table IS-6** lists the impaired water bodies included in the State Water Resource Control Board's 303(d) list that could receive runoff from the project site.

Table IS-6: Section 303(d) List of Impaired Water Bodies

Impaired Water Body	Pollutant	Source	TMDL Status[1]	Date[2]
Elder Creek[3]	Chlorpyrifos	Urban Runoff/Storm Sewers	5B	2004
Elder Creek[3]	Pyrethroids	A Source Unknown	5B	2019
Elder Creek[3]	Benthic Community Effects	A Source Unknown	5A	2034
Elder Creek[3]	Toxicity	A Source Unknown	5A	2021
Elder Creek[3]	Diazinon	Urban Runoff/Storm Sewers	5B	2004
Morrison Creek	Benthic Community Effects	A Source Unknown	5A	2034
Morrison Creek	Toxicity	A Source Unknown	5A	2021
Morrison Creek	Diazinon	Urban Runoff/Storm Sewers	5B	2004
Morrison Creek	Pyrethroids	A Source Unknown	5B	2019
Morrison Creek	Oxygen, Dissolved	A Source Unknown	5A	2037
Morrison Creek	Pentachlorophenol (PCP)	A Source Unknown	5A	2027
Sacramento River[4]	Temperature, water	A Source Unknown	5A	2034
Sacramento River[4]	Fipronil	A Source Unknown	5A	2035
Sacramento River[4]	Pyrethroids	A Source Unknown	5A	2035
Sacramento River[4]	Toxicity	A Source Unknown	5A	2035

Source: (State Water Resources Control Board, 2024)
Notes: TMDL – Total Maximum Daily Load
[1] TMDL status definitions: 5A – TMDL still required; 5B – being addressed by USEPA approved TMDL
[2] Date relates to the TMDL status; for 5A – TMDL scheduled completion date; for 5B – date USEPA approved TMDL
[3] Sacramento County segment
[4] Segment from Sacramento City Marina to Suisun Marsh Wetlands

GROUNDWATER

The County is within the Sacramento Valley Groundwater Basin which is underlain by an extensive alluvial aquifer system encompassing approximately 3,780,180 acres and divided into 18 subbasins (California Department of Water Resources, 2015). The project area is in the Sacramento Valley – South American Groundwater Subbasin (South American Subbasin) and covers approximately 388 square miles, spanning the border between the Sacramento River Hydrologic Region and the San Joaquin River Hydrologic Region (Larry Walker Associates, et al., 2021).

In 2014, California enacted the Sustainable Groundwater Management Act (SGMA) requiring local entities to jointly assess groundwater conditions in their local areas and to develop a Groundwater Sustainability Plan (GSP) to ensure that sustainable conditions are achieved within 20 years of GSP adoption. The South American Subbasin Groundwater Sustainability Plan (Plan) was adopted in 2021 by the Sacramento Central Groundwater Authority, Omochumne Hartnell

Water District, Sloughhouse Resource Conservation District, and Northern Delta Groundwater Sustainability Agency (NDGSA). The Plan includes a description of the setting, hydrogeological conceptual model, comprehensive water budget, basin wide monitoring network, sustainable management criteria, and projects and management actions necessary to ensure sustainability of the subbasin.

The average annual surface water inflows to the subbasin include approximately 17,090,000-acre feet per year (AFY), including the American, Cosumnes, Mokelumne, and Sacramento Rivers. Baseline surface water outflows occur via evapotranspiration (289,500-acre feet (AF)), surface runoff to stream system (220,000 AF), return flow to the stream system (100,300 AF), deep percolation (120,900 AF), and other flows (5,600 AF) (Larry Walker Associates, et al., 2021). Groundwater is influenced by slightly differing hydrologic conditions throughout the subbasin, increased surface water use, and conversion of agricultural land to urban uses. Projected groundwater demand including assumptions for climate change for industrial / urban, agricultural, and agricultural-residential uses is approximately 40,600 AFY. On average, the subbasin experiences roughly 275,400 AFY inflow, which exceeds the sustainable yield for the subbasin (273,000 AFY) and the groundwater demand within the Plan area (Larry Walker Associates, et al., 2021).

Generally, the quality of groundwater within the Plan area is of good quality and meets local needs for municipal, domestic, and agricultural uses. Parameters generally fall below recommended levels. Based on the information collected during preparation of the Plan, the depth to groundwater at the project site is approximately 106 to 120 feet below ground surface (Larry Walker Associates, et al., 2021).

IMPACT DISCUSSION

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

Less than Significant. Development of the parcel as proposed would involve exposing and moving soil on-site, thereby increasing the potential for soil erosion and discharge of sediment, which could ultimately affect surface water. Furthermore, accidental spills or leaks of fuels, oils, and other construction-related materials may also alter the water quality of runoff from the project site.

Construction of the project would comply with the County's standards for stormwater quality. Additionally, as implementation of the project would disturb more than one-acre of soil, the project is subject to the requirements of the State Water Board's NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit). Compliance with the Construction General Permit requires the development and implementation of a SWPPP specifying BMPs to be utilized during construction of the project to avoid or minimize the discharge of any sediments or other construction-related pollutants form the site. Prior to issuance of a grading permit, the project applicant would be required to provide a copy of the Waste Discharge Identification Number (WDID) to the County to demonstrate proof of coverage under the Construction General Permit. Construction of the project including the submittal of a SWPPP, would reduce impacts to less than significant.

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

Less than Significant. As described above, the project site is within the South American Subbasin which encompasses an area of approximately 388 square miles.

The project includes the construction of a 4,816 square foot temple, 1,381 square foot service building, an approximately 45,000 square foot parking lot, and installation of associated planting. The project site is located outside of the urban service boundary for potable water. There is currently a water well on the property serving the existing structure on the parcel. A new groundwater well to supply the service building would be installed as part of the project.

The introduction of one well would add incrementally to a documented decline in the groundwater table in the County but would not in itself constitute a significant environmental impact. Given the total average annual inflow with respect to the sustainable yield for the subbasin, and that inflow and recharge is primarily driven from upland sources, implementation of the project is not anticipated to substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, implementation of the project would result in a less than significant impact. As described above, the project area is within the South American Subbasin which encompasses an area of approximately 388 square miles. Construction of the project would develop the project site to include a 4,816 square foot temple, 1,381 square foot service building, approximately 45,000 square foot parking lot, and associated landscaping. Per the Drainage Study prepared for the project[15], following completion of construction, the project site is anticipated to have an impervious area of approximately 68,880 square feet (Appendix F; Area West Engineers, Inc., 2023). However, the increase in impervious surface area from the implementation of the project would not substantially interfere with groundwater recharge that would impede groundwater management in the basin.

Water may be used for dust suppression during construction of the project; however, any construction water used would be limited in volume and from off-site sources. Operation of the project would require a new well to serve the proposed service building. However, the operation of the project following construction would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Therefore, implementation of the project would result in a less than significant impact to groundwater supply and recharge.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or siltation on- or off-site;

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

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

[15] Drainage Study for IU-Mein Buddhist Temple (Level 3)

iv. impede or redirect flood flows?

Less than Significant. The project site has an existing impervious area of 25,100 square feet. Construction of the project would increase the impervious area to approximately 68,880 square feet. Per the Drainage Study prepared for the project (Appendix F), implementation of the project will incorporate Low Impact Development control measures, including interceptor trees[16], preservation of natural areas, and a bioretention pond (Area West Engineers, Inc., 2023). During grading and construction activities, soil would be exposed and disturbed, and there would be an increased potential for soil erosion and siltation compared to existing conditions. The existing drainage within the project site shall be maintained, with construction of the new roadway including a culvert crossing, to sustain drainage across the parcel to the south. Pursuant to the Drainage Study prepared for the project (**Appendix F**; Area West Engineers, Inc., 2023), the existing 12-inch pipe will be shortened closer to the property line and the new roadway will be constructed with a culvert crossing, allowing capacity for a 10-year, 24-hour storm event. As previously discussed, construction of the project will require approval under the State's Construction General Permit, including preparation and implementation of a SWPPP.

The project will incorporate onsite detention to mitigate impacts downstream and will not disturb the existing floodplain area (Area West Engineers, Inc., 2023). Construction of the project would comply with Central Valley RWQCB and Sacramento County General Plan policies. Therefore, implementation of the project would result in less than significant impacts on erosion, runoff, and flood flows.

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

No Impact. Construction of the project is not proposed within an area subject to 200-year ULOP. Therefore, there would be no impact.

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

Less than Significant. The project site is not within a flood hazard, tsunami or seiche zone. A site specific SWPPP would be developed for the project as part of compliance with the State Water Board Construction General Permit requirements. Therefore, the risk of release of pollutants due to inundation would be minimal and impacts would be less than significant.

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

No Impact. Construction of the project would include compliance with all regulatory requirements including the development of a site specific SWPPP, adherence to the State Water Board Construction General Permit requirements and following the conditions of the County's Stormwater Ordinance.. Additionally, although the project would result in a marginal increase in impervious surface area, construction and operation of the project would not decrease groundwater supply or inhibit groundwater recharge. Therefore, implementation of

[16] Street / landscaping trees that provide stormwater management, increased shade, and green space. They limit runoff and absorb nutrients, intercepting rainfall and providing shade to paved areas (Tetra Tech, Inc., 2016).

the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XII. LAND USE AND PLANNING

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
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?	☐	☒	☐	☐

REGULATORY SETTING

SACRAMENTO COUNTY GENERAL PLAN LAND USE ELEMENT

The County's General Plan consists of 16 elements that outline the long-range vision for development within the County focused on existing needs and character of the County. The Land Use Element of the General Plan establishes the foundation for future land use and development throughout the County and establishes a land use classification system as well as land use policies. As required by State law, the Land Use Element must identify land use designations and intensities. As such, the County Land Use Element provides designations and intensities for urban, rural, and open space development.

Combining Land Uses recognize underlying zoning and provide a way of preserving selected natural resources without imposing unnecessary restrictions on land use. Combining land uses includes, but is not limited to, the following:

- Aggregate Resource Area: identifies areas with valuable mineral resources and is intended to protect those resources as open space until the area can be mined.

- Resource Conservation Area – Protected: identifies areas with special resource management needs, that are currently preserved or permanently protected under conservations easements or other form of protection, and illustrates certain natural resources as being important.

- Resource Conservation Area: identifies areas with special resource management needs.

VINEYARD COMMUNITY PLAN

The Vineyard Community Plan was adopted in June 1985 (Res No. 85-899) to identify specific goals and objectives for the development of the community. The Vineyard Community Plan spans approximately 37 square miles and is generally bounded by SR-16, Sunrise Boulevard / Grant

Line Road, Calvine Road, and Elk Grove-Florin Road. The Vineyard Community Plan was developed to provide guidance for the future growth and development of the Vineyard area and includes community goals and objectives, policies and programs, and a recommended pattern of future land uses.

Land use designations in the Vineyard Community Plan are generally consistent with the land use designations in the General Plan Land Use Element. An exception to this is in the far southwest corner of the Vineyard community where land use was amended as part of the Vineyard Community Plan to allow for urbanization.

SACRAMENTO COUNTY ZONING CODE

In addition to the General Plan and the Vineyard Community Plan, the County's Zoning Code establishes land use zones with standards and regulations for development within those zones. Chapter 2 of the Zoning Code, Zoning Districts, divides unincorporated areas into various zoning districts, each with development standards and use regulations. These districts are categorized into agricultural, agricultural-residential, residential, and combining zoning districts. The Agricultural zoning districts promote long-term agricultural use, discouraging premature or unnecessary conversion of agricultural land.

Chapter 3, Use Regulations, of the Zoning Code provide regulations for land uses allowed in the different zoning districts and specifies applicable standards. The chapter provides allowed uses, accessory uses, and temporary uses, along with the required approval process. Section 3.6.0. of the Zoning Code provides a list of public, civic, and institutional use standards. For agricultural zoning designations, institutional uses, including a place of worship, may be approved by the appropriate authority under a Conditional Use Permit if the following findings can be made:

1. The proposed development will carry out the intent of the General Plan and the appropriate community plan.

2. The intensity and scale of development is proportional with the allowable residential and agricultural uses in the zone in terms of traffic generation and scale of proposed buildings.

3. The development does not alter the rural character of the community.

4. The development does not result in the need to expend public water and sewer.

5. A greater intensity may only be allowed if the appropriate authority finds that the proposed use is either along a major roadway and similar in scale to nearby established uses.

Chapter 5 of the Zoning Code, Development Standards, outlines the development standards that regulate the physical aspects of development in each zoning district to ensure compatibility and quality. These standards include dimensional requirements for structures including lot coverage and size, setbacks, and building height maximums as well as requirements for parking, landscaping, signage, and access.

ENVIRONMENTAL SETTING

The project site is located within the northern portion of the Vineyard Community in unincorporated Sacramento County. The project site has land use designation and zoning for agricultural uses. Most of the community is identified for agricultural uses, with agriculture the

predominant use of land, including the establishment of several agricultural-residential communities throughout the area. In addition, surface mining is and continues to be a major land use in the plan area.

The General Plan and Vineyard Community Plan land use designation for the project site is GA-20 and AG-20, respectively. Within 0.2 miles of the project site, parcels have a General Plan land use designation of GA-20 and GA-20 / Resource Conservation Area (**Plate IS-8**) and include AG-20, AG-80, and AG-160 land use designations as identified in the Vineyard Community Plan (**Plate IS-9**). The Sacramento County Zoning Code identifies the project site as AG-20 zoning district. Within 0.2 miles of the project site parcels have the following zoning districts AG-20, AG-80, and AG-160 (**Plate IS-10**Error! Reference source not found.).

Plate IS-8: General Plan Land Use Designations within Project Area

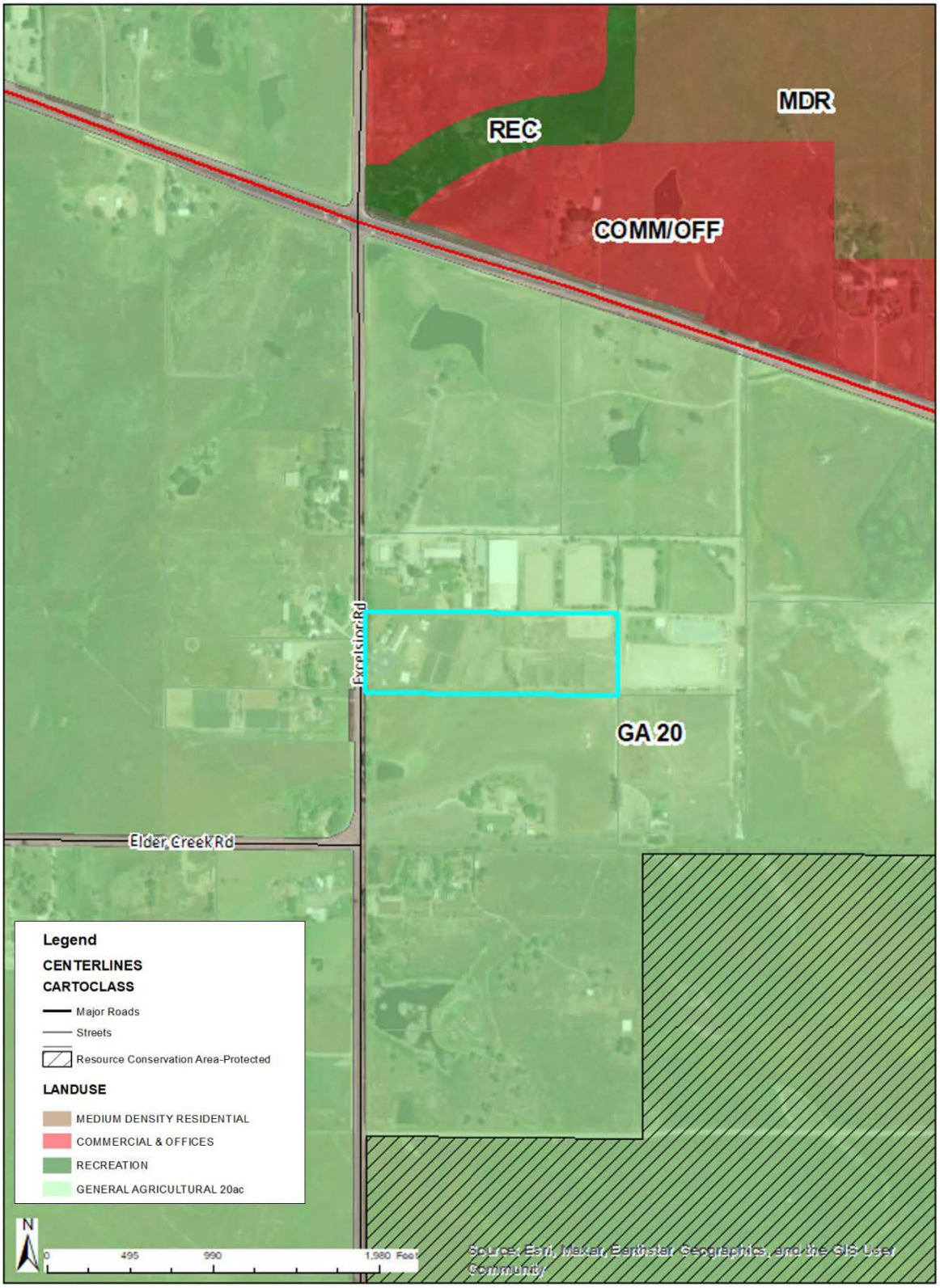


Plate IS-9: Vineyard Community Plan Land Use Designations within Project Area

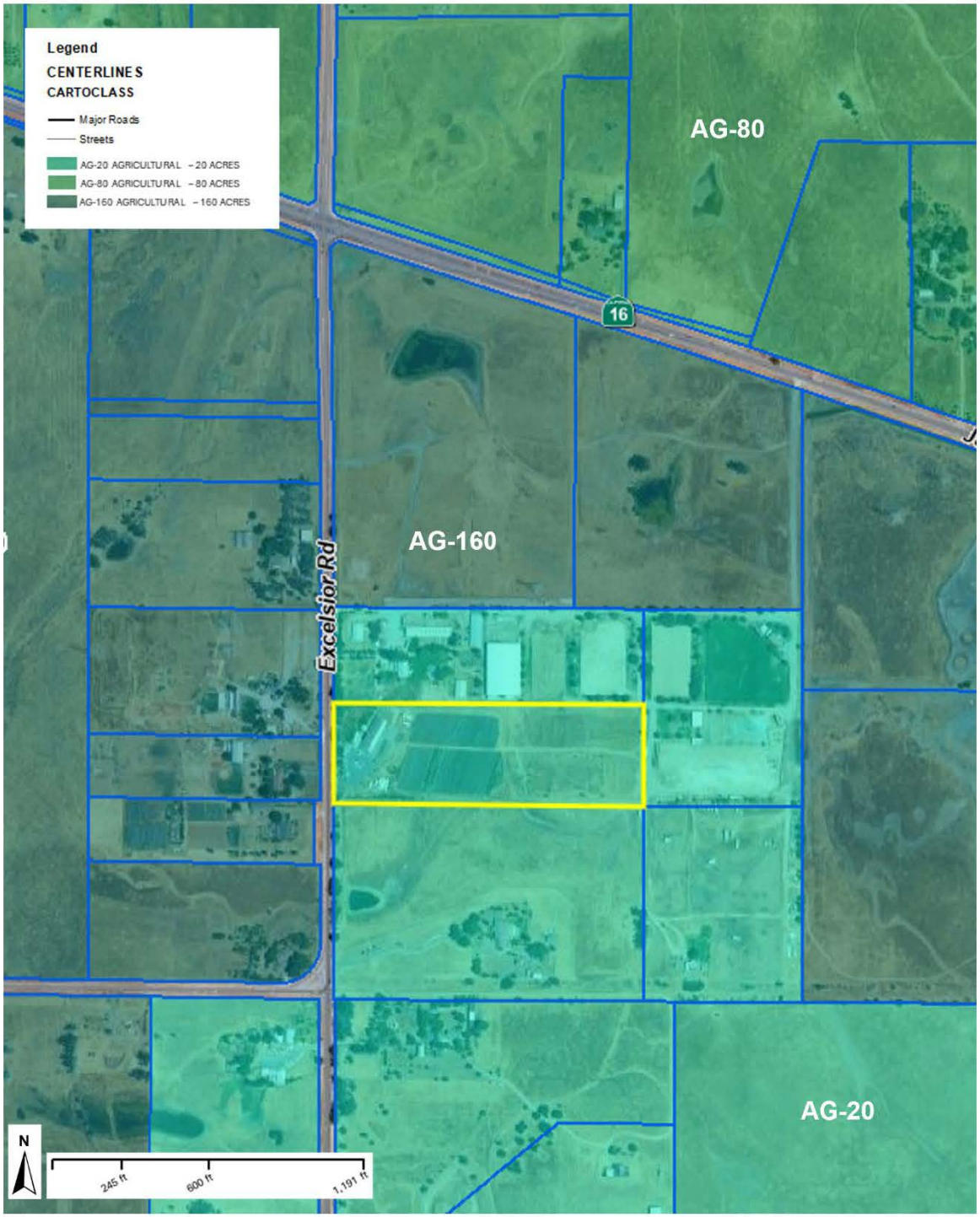


Plate IS-10: Sacramento County Zoning within Project Area



IMPACT DISCUSSION

a. Would the project physically divide an established community?

No Impact. The project site is within a rural community with scattered residences and farms. Implementation of the project would include construction of a temple, associated accessory structures, a new parking lot, and street frontage improvements. The development of the project site would not divide an established community; therefore, there would be no impact.

b. Would the project 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?

Less than Significant with Mitigation. Implementation of the project would be consistent with the improvement and construction plans prepared for the project and the Sacramento County zoning code. Construction of the project would be required to implement Mitigation Measures BIO-1 (Participation in the SSHCP) and BIO-3 (Non-Native Tree Canopy Replacement) to mitigate impacts to covered species, covered habitats, and non-native tree canopy. Therefore, the impacts would be less than significant.

ENVIRONMENTAL MITIGATION MEASURES

Implement BIO-1 and BIO-3 as previously described in Section V. Biological Resources.

XIII. MINERAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING

The Surface Mining and Reclamation Act (SMARA), Public Resources Code Section 2710-2796, provides comprehensive surface mining and reclamation policy with the regulation of surface mining operations to minimize adverse environmental impacts and ensure that mined lands are reclaimed to usable condition. As part of SMARA, lands are classified based on their mineral resource potential to prevent irreversible land-use decisions from hindering the operation of resource extraction. Furthermore, SMARA requires the issuance of a permit for mining operations within California, with local jurisdictions designated as the lead agency responsible for enforcing SMARA, review and approval of permit applications, and review and approval of reclamation plans.

ENVIRONMENTAL SETTING

Mineral resources within Sacramento County include natural gas, petroleum, sand, gravel, silver, gold, peat, topsoil, and lignite. The primary resources in production are aggregate (sand and gravel) and natural gas. All sand and gravel mined in the County are used for construction, specifically for foundations and as road base material (Sacramento County, 2017). Most aggregate deposits within the County are located within the Old American River channel, located south of Rancho Cordova (Sacramento County, 2017).

The project site is within an area identified by the California Department of Conservation as a Mineral Resource Zone-4, an area where available geographic information is inadequate to assign any other mineral resource category (California Department of Conservation, 2018). Additionally, the project area is not within a State Aggregate Resource Area and is not delineated as an important mineral resource recovery site in the Sacramento County General Plan.

IMPACT DISCUSSION

a. *Would the project 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?*

No Impact. The project area does not contain known mineral resources; therefore, implementation of the project would not result in the loss of availability of mineral resources and there would be no impact.

b. *Would the project 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?*

No Impact. The project area does not contain known mineral resources and is not delineated as a locally important mineral source recovery site in the Sacramento County General Plan; therefore, implementation of the project would not result in the loss of availability of mineral resources and would therefore have no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XIV. NOISE

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

REGULATORY SETTING

FEDERAL

CLEAN AIR ACT (1970)

The Clean Air Act originally included a goal to minimize noise pollution from various sources and established the Office of Noise Abatement and Control (ONAC). In 1981, the primary role of ONAC, to study noise and its effects and coordinate federal noise control activities, as shifted to local and state governments. EPA retains the authority to study noise and evaluate regulations (primarily through the Noise Control Act and the Quiet Communities Act) (U.S. Environmental Protection Agency, 2025d).

NOISE CONTROL ACT (1972)

The Noise Control Act of 1972 established a nationwide policy to reduce noise pollution and directed the EPA to identify permissible dB levels for various noise sources (U.S. Environmental Protection Agency, 2025e).

QUIET COMMUNITIES ACT (1978)

In 1978, the Quiet Communities Act aimed to address noise pollution by empowering the EPA to assist local and state governments in the development of noise control programs. EPA was authorized to coordinate federal noise control efforts and conduct research and disseminate collected information (GovTrack, 2025).

STATE

Government Code Section Government Code Section 65302(f) requires that all California local governments include a noise element as part of their General Plan. The noise element is required to identify and assess noise issues within the community. Metrics used for planning purposes to assess cumulative noise exposure in communities include the CNEL and Day / Night Average Sound Level (Ldn). These metrics include artificial decibel increments during quiet hours to account for increased sensitivity to noise during those periods.

LOCAL

SACRAMENTO COUNTY NOISE ELEMENT

The Sacramento County Noise Element of the General Plan provides a basis for comprehensive local policies to control and abate environmental noise and protect residents. For places of worship, the Noise Element identifies a noise range for outdoor during the day of 55-75 dB and an interior range of 35-60 dB. Construction of the project is anticipated to result in a temporary increase in noise within the project vicinity. Therefore, construction of the project would be required to adhere to General Plan Policy NO-8 (Sacramento County, 2022):

NO-8: Noise associated with construction activities shall adhere to the County Code requirements. Specifically, Section 6.68.090(e) addresses construction noise within the County.

SACRAMENTO COUNTY CODE SECTION 6.68.090(E)

County Code Section 6.68.090(e) exempts construction activities from the noise ordinance if they are conducted between the hours of 6:00 am to 8:00 pm Monday through Friday and 7:00 am to 8:00 pm Saturday and Sunday.

ENVIRONMENTAL SETTING

Noise is generally described as unwanted sound and in terms of "ambient" levels. Excessive noise can contribute to undue stress and annoyance, impacting sleep, speech, and recreation, especially in residential areas. The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a dB. Intensity of sound can vary in intensity, with noise levels at the maximum human sensitivity from 500 – 2,000 dBA (A-weighted dB[17]). As community receptors are more sensitive to unwanted noise intrusion during the evening and nighttime hours, artificial dBA increment is generally added to quiet time noise levels.

The closest sensitive receptors are single-family homes located approximately 96 feet north, 204 feet west, and 536 feet northeast of the project site. Primary contributors of ambient noise within the project area include SR-16, a two-lane highway north of the project site, and Excelsior Road along the western boundary of the project site.

Operation of the temple would be daily from 12:00 pm to 7:00 pm. Anticipated attendance is approximately 60 people per day.

IMPACT DISCUSSION

a. *Would the project 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?*

Less than Significant. Existing ambient noise levels in the project area consist of vehicle travel along Excelsior Road and SR-16, and noise from adjacent residential and agricultural land uses. Construction of the project would require the use of typical construction equipment, including tractors, backhoes, dozers, graders, pavers, rollers, air compressor(s), and cranes, which may temporarily increase ambient noise within the vicinity of the project site. The Federal Highway Administration Construction Noise Handbook, Chapter 9, provides construction equipment noise level based on an inventory of data samples. Based on this inventory, the noise from standard construction equipment ranges from 70 to 95 dBA in maximum sound level (Lmax) at 50 feet from the source (Federal Highway Administration, 2006).

As previously mentioned, sensitive receptors in the project area include single-family dwellings, with the nearest approximately 55 feet to the north of the project site boundary. Noise associated with construction activities is temporary in nature. Compliance with the County's Municipal Code Section 6.68.090(e) would limit construction activities to daytime hours. Operation of the project is not anticipated to generate a significant permanent increase in ambient noise levels. Therefore, although implementation of the project would generate an increase in ambient noise levels, these increases would be temporary in nature and would be

[17] Measurement of sound that is adjusted to match how the human ear perceives sound.

in accordance with the County's Municipal Code and would result in less than significant impacts.

b. *Would the project generation of excessive groundborne vibration or groundborne noise levels?*

Less than Significant. Construction of the project has the potential to generate limited groundborne vibration. For the project, the use of dozers, rollers, and loaded trucks (hauling) is expected. The roller used for paving would likely be the heaviest and highest vibration-generating construction equipment used. According to the Federal Transit Administration, the vibration levels associated with the use of a vibratory roller is 0.21 inches per second (1 in/sec) peak particle velocity (PPV) and 94 vibration decibels (VdB) (VdB referenced to 1 microinch per second (1 µin/sec) and based on the RMS velocity amplitude at 25 feet). Loaded trucks are identified as having a vibration level of 0.076 in/sec PPV and 86 VdB and dozers, depending on size, as 0.003 - 0.089 in/sec PPV and 55-87 VdB (Federal Transit Authority, 2018).

Caltrans has identified that vibration levels below 0.2 in/sec PPV would not cause issues related to structural damage for normal buildings and 80 VdB is identified as the level that individuals would find the vibration annoying (California Department of Transportation, 2020). Vibration levels were predicted using the Federal Transit Authority's recommended procedure for applying propagation adjustments to heavy equipment reference levels. The predicted worst-case vibration levels associated with the project during construction were approximately 0.064 in/sec PPV and 84 VdB at the closest existing structures, located approximately 55 feet from the project area (Federal Transit Authority, 2018). The project's predicted vibration level is well below 0.2 in/sec PPV and construction of the project will not cause structural damage to buildings. However, at 84 VdB, some people may find the vibration annoying.

These increases in groundborne vibration noise would be temporary. The long-term operation of the project would not include any groundborne vibration sources. Therefore, implementation of the project would not generate excessive groundborne vibration but would temporarily generate groundborne noise levels, and this impact would be less than significant.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XV. POPULATION AND HOUSING

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

REGULATORY SETTING

As previously discussed in Section XII, Land Use and Planning, the Vineyard Community Plan was adopted to identify specific goals and objectives for the development of the community. The Vineyard Community Plan was developed to provide guidance for the future growth and development of the Vineyard area and includes community goals and objectives, policies and programs, and a recommended pattern of future land uses.

ENVIRONMENTAL SETTING

As previously discussed, the project site is located within the northern portion of the Vineyard community, in an area predominately zoned AG-20, AG-160, AG-80 (SM), and AG-160 (SM). The project site has an existing single-family dwelling that was constructed in the 1980s. However, the structure is currently used as a gathering place and not as a single-family residence.

IMPACT DISCUSSION

a. *Would the project 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)?*

   No Impact. There is an existing single-family dwelling on the project site that is being utilized as a gathering place. Construction of the project would include a new temple, service building, parking, and associated landscaping. Although the temple and associated structures would be new, it is not anticipated to induce growth. No new housing or businesses are included as part of this project. Therefore, implementation of the project would not directly or indirectly result in impacts in population and there would be no impact.

b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

   No Impact. Construction of the project would not displace people or housing and would not necessitate the construction of replacement housing elsewhere. Therefore, there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XVI. PUBLIC SERVICES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

REGULATORY SETTING

The Public Facilities Element of the General Plan focuses on the planning, development, and maintenance of essential public facilities and services. It addresses a wide range of infrastructure needs, including water and wastewater to ensure sufficient capacity and treatment facilities, solid waste management, library services, ensuring adequate law enforcement and fire protection services, energy infrastructure, and provision of parks and recreational facilities to serve the community. The County seeks to ensure that public facilities have the capacity to meet the needs of the current and projected population, provide efficient operation and maintenance to existing and planned public facilities, promote sustainable practices in development and operation of facilities, address financing of facilities through various mechanisms, and build community resilience through the provision of essential public services and infrastructure.

ENVIRONMENTAL SETTING

The project area is in the unincorporated community of Vineyard, within an agricultural residential area.

FIRE PROTECTION

The project area is within the Sacramento Metropolitan Fire District (SMFD) service area. The closest fire station to the project area is SMFD Station 52 located at 7776 Excelsior Road, approximately 2.6 miles south of the project area. Additionally, SMFD Station 62, located at 3646 Bradshaw Road, is located approximately 3.6 miles northwest of the project site.

POLICE PROTECTION

The Sacramento County Sheriff's Department provides police protection within the project area. The project site is within the service area of the East Division (Division 7) which provides law enforcement services to the eastern portion of the County. The East Division station is located at 2897 Kilgore Road, Rancho Cordova, CA 95670, approximately six miles north of the project area.

SCHOOLS

The project site is within the Elk Grove Unified School District. Listed below are the nearest applicable schools, addresses, and distance from the project area.

- Elementary: Sierra Enterprise Elementary, 9115 Fruitridge Road, 3.5 miles northwest
- Middle: Katherine L. Albiani Middle School, 9140 Bradshaw Road, 6.3 miles southwest
- High: Sheldan High, 8333 Kingsbridge Drive, 4.6 miles southwest

PARKS

The project site is within the Southgate Recreation and Park District, which encompasses 45 square miles and includes 47 parks, six community centers, two aquatic facilities, a golf course, and many parkways and landscape corridors (Southgate, 2025). 1.6 miles south, west of Excelsior Road, is the Dunmore Park Preserve. The golf course (WildHawk Golf Club) is located 2.3 miles southwest of the project site at 7713 Vineyard Road. The nearest park is the Don and Brenda Nottoli Community Park, located at 9485 Hanfield Drive approximately 3.2 miles southwest of the project site, near the Central California Traction Railroad.

IMPACT DISCUSSION

a. *Would the project 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?
   Police protection?
   Schools?
   Parks?
   Other public facilities?

   No Impact. The project includes the construction of a Buddhist temple and associated parking and landscaping on an existing 9.65-acre parcel. Implementation of the project would not induce population growth and would not require the construction of new public service facilities (i.e., fire stations, police stations, schools, parks, etc.) to meet additional demands. Therefore, construction of the project would not cause significant environmental impacts to maintain acceptable service ratios, response times, or other performance objectives for public service and there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XVII. RECREATION

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

REGULATORY SETTING

The Public Facilities Element of the General Plan focuses on the planning, development, and maintenance of essential public facilities and services, including recreation. The element establishes a framework for the development and maintenance of recreational facilities to meet both current and future needs of the community. The County Department of Regional Parks is the service provider for regional parks and operates with a goal of providing a total of 20 acres of regional and local parks per 1,000 residents from various sources. Of the 20 acres, the Department of Regional Parks strives to provide 12 acres per 1,000 residents in its inventory of regional parks and open space, with the remaining balance to be provided by local park districts and other entities, including the State of California, federal agencies, and conservation / land trust organizations.

ENVIRONMENTAL SETTING

As previously discussed, the project is within the Southgate Recreation and Park District, encompassing 45 square miles and 47 parks, six community centers, two aquatic facilities, a golf course, and parkways and landscape corridors. No new housing is included as part of this project. The nearest recreational facility is the Dunmore Park Preserve, located 1.6 miles south of the project along Excelsior Road.

IMPACT DISCUSSION

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?*

   No Impact. The project will not contribute to an increase in population or land use beyond that already planned within the Vineyard Community Plan. The project would not increase the

use of recreational facilities that would result in the physical deterioration of other surrounding facilities. Therefore, no impact is anticipated and no mitigation required.

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?*

No Impact. Implementation of the project does not include the construction of new recreational facilities or the expansion of existing recreational facilities. Therefore, there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XVIII. TRANSPORTATION

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
2. 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?	☐	☐	☒	☐
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
4. Result in inadequate emergency access?	☐	☐	☐	☒

REGULATORY SETTING

STATE

On September 27, 2013, SB 743 was signed into law, supporting previous climate focused and transportation legislation, including Sustainable Communities and Climate Protection Act of 2008 (SB 375), the Climate Global Warming Solutions Act of 2006 (AB 32), as well as the Complete Streets Act (AB 1358), which requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users. SB 743 changed the way traffic impacts are measured under CEQA; removing level of service (LOS) as the performance measure to determine the transportation impacts of land development projects under CEQA.

In December 2018, the Office of Land Use and Climate Innovation (formerly ORP) issued a final advisory to guide lead agencies in implementing SB 743, Technical Advisory on Evaluating Transportation Impacts in CEQA (Office of Planning and Research, 2018). The Technical

Advisory observed that vehicle miles traveled (VMT) is the most appropriate metric to use in evaluating a project's transportation impacts under CEQA. Residential and office projects VMT are assessed using efficiency metrics. Specifically, VMT for residential projects is assessed on a per capita basis while office projects use a per employee basis. The Technical Advisory does not recommend a threshold approach for school projects. Lead agencies have the discretion to set or apply their own significance thresholds in lieu of those recommended in the Technical Advisory, provided they are based on substantial evidence. Cities and counties still can still use metrics such as LOS for other plans, studies, or network monitoring. However, LOS and similar metrics that measure the social inconvenience of traffic congestion are not to be used for evaluating significant environmental impacts under CEQA.

CEQA Guidelines Section 15064.3

Following the passage of SB 743, CEQA Guidelines Section 15064.3 established that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose an appropriate methodology and establish thresholds for evaluating VMT.

Local

Sacramento County General Plan

The Circulation Element of the General Plan provides a framework for transportation decisions, encompassing various modes of transportation, including roadways, transit, and bike / pedestrian facilities. The element aims to ensure efficient and safe movement in the region and includes coordination with cities, regional plans, and state / federal agencies. Additionally, the Element considers long-term transportation needs, preserving right-of-way for future improvements and planning for transportation beyond the 20-year horizon. Roadway classifications and right-of-way standards, specific widths to account for lanes, shoulders, curb, gutter, sidewalks, bike lanes, and other features, are included within the Circulation Element.

The Transportation Plan, included within the Circulation Element, outlines the proposed circulation system for unincorporated areas, guiding long-term planning and development.

Sacramento County Department of Transportation

In October 2020, Sacramento County Department of Transportation updated the Sacramento County Transportation Analysis Guidelines (TAG) to reflect the new analysis requirements. This update included the development of screening criteria for development of projects and the VMT thresholds of significance. The screening criteria identified that projects generating less than 237 average daily trips are considered small projects and do not require VMT analysis.

Sacramento County Improvement Standards

The Sacramento County Improvement Standards provide regulations for the design and construction of both private and public infrastructure within unincorporated Sacramento County. Included within the Improvement Standards are guidelines for street design, including street design, driveway design, and street lighting design and placement.

ENVIRONMENTAL SETTING

The Vineyard community is presently served by a system of local roadways. Along the northern part of the community, SR-16 runs west-east. While SR-16 is part of the State highway system, it remains a two-lane road through the Vineyard community area. The project site is located east of Excelsior Road, approximately 0.3 miles south of the intersection of SR-16 and Excelsior Road. Like SR-16, Excelsior Road is a two-lane roadway.

The Sacramento County General Plan Transportation Plan Roadway Components identifies future improvements for SR-16 and Excelsior Road to upgrade both roadways from local streets to thoroughfares. Thoroughfares, typically six lane roadways with a raised center median, sidewalks and bikeways, act as continuous routes and transportation links between major residential, employment, commercial, and retail areas. Upgrades are not anticipated until post-2030.

IMPACT DISCUSSION

a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

   Less than Significant. Construction activities may temporarily generate new vehicle trips (e.g., hauling and worker commute trips) and may result in a slight increase in traffic levels in the project area. The project does not conflict with any applicable plan, policy or ordinance related to the transportation system that could result in a substantial adverse environmental effect. The project will be required to construct roadway frontage improvements per the Sacramento County Improvement Standards. As such, impacts would be less than significant.

b. *Would the project 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?*

   Less than Significant. The OPR Technical Advisory on Evaluating transportation Impacts in CEQA contains screening thresholds for land use projects and suggests lead agencies may screen out VMT impacts using project size, maps, and transit availability (Office of Planning and Research, 2018). For small projects, absent substantial evidence indicating that a project would generate a potentially significant level of VMT or inconsistency with a Sustainable Communities Strategy or general plan, and projects that generate or attract fewer than 110 trips per day generally, may be assumed to cause a less-than-significant impact. Operation of the project can be considered a “small project” pursuant to the Technical Advisory, given that it would result in a minimal increase in VMT, would not be inconsistent with the General Plan, and would not generate more than 110 daily trips. Based on an analysis of the project using the TAG Screening Criteria, less than 237 new automobile day trips would result from implementation of the project, less than 1,000 new daily trips, and less than 100 new trips during the AM / PM peak hours. Therefore, implementation of the project would not conflict with CEQA Guidelines 15064.3(b) individually or cumulatively and impacts would be less than significant.

c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. Construction of the project would utilize an existing driveway and include the construction of frontage improvements that would increase visibility for exiting vehicles and pedestrians. Therefore, implementation of the project would not substantially increase hazards due to geometric design features or incompatible uses and there would be no impact.

d. Would the project result in inadequate emergency access?

No Impact. Full road closures of Excelsior Road are not anticipated during construction, although single lane access may be required for the construction of frontage improvements, resulting in temporary congestion that could delay emergency response. However, Excelsior Road is not currently a major thoroughfare, so regional emergency access would not be adversely affected. Additionally, should single lane access be required, a traffic control plan would be developed prior to the start of construction to minimize traffic and response time delays. Upon completion of construction, emergency access within the project area would be returned to existing conditions. Therefore, construction of the project would not result in inadequate emergency access and there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XIX. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 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.	☐	☒	☐	☐

REGULATORY SETTING

AB 52

AB 52, effective July 1, 2015, added Public Resources Code Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.3 to CEQA, relating to consultation with California Native American tribes, consideration of "tribal cultural resources," and confidentiality. Tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to California Native tribes (Office of Planning and Research, 2017) and where there may be physical remains or places within a landscape (i.e., gathering places, sacred sites, features, plants, etc.).

AB 52 provides procedural and substantive requirements for lead agency consultation with California Native American tribes and consideration of effects on tribal cultural resources, as well as examples of mitigation measures to avoid or minimize impacts to tribal cultural resources. AB 52 establishes that if construction of a project may cause a substantial adverse change in the significance of a tribal cultural resource, that a project may have a significant effect on the environment. Lead agencies must avoid damaging effects to tribal cultural resources, when feasible, and keep information submitted by tribes confidential.

AB 52 requires a lead agency consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of the projects in that geographic area and the tribe requests consultation. Section 21080.3.1(d) states that within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency will provide formal notification to the designated contact of or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the project location and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

SACRAMENTO COUNTY GENERAL PLAN

As previously discussed in Section VI, Cultural Resources, the Sacramento County General Plan provides goals, objectives and policies for the management of cultural resources, including tribal cultural resources, within unincorporated Sacramento County. The Conservation Element of the General Plan incorporates regulations and policies to ensure cultural resource sites, either previously known or discovered on the project site, are properly protected with sensitivity and ethnic values of all affected. This includes early consultation with Native American tribes that are traditionally and culturally affiliated with the geographic area of a project.

CO-155: Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in-situ preservation is not possible or when the archaeological significance of the site merits excavation and recording procedure. On-site re-interment shall have priority. The project developer shall provide the burden of proof that off-site re-interment is the only feasible alternative. Re-interment shall be the responsibility of local tribal representatives.

ENVIRONMENTAL SETTING

Peak & Associates, Inc. conducted a cultural resource assessment of the proposed project. As part of the background research for the study, the consultant conducted a records search with the NCIC on July 3, 2023. NCIC did not identify previously recorded indigenous resources within the project site.

Peak & Associates, Inc. contacted the NAHC and requested a Sacred Lands File (SLF) search to verify whether known indigenous sites are present in vicinity of the project site. NAHC replied on July 19, 2023, indicating the project vicinity is positive for potential tribal cultural resources.

County PER distributed consultation notification letters to all AB-52 registered tribal partners on November 21, 2024. The County received no requests to consult on the proposed project.

IMPACT DISCUSSION

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)?*

   ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 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?*

   Less than Significant with Mitigation. No indigenous sites or resources were identified during background research or archaeological survey. There are no known sites 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) within 0.5 miles of the project site. While positive SLF results elevate the likelihood of pre-contact indigenous use in the vicinity of the project site, exact locational information about sites is classified pursuant to Government Code Sections 6254(r) and 6254.10. Therefore, mitigation measure TCR-1 (Inadvertent Discovery of Tribal Cultural Resources) has been applied to address the possibility of inadvertent discoveries during project construction.

ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measures would be implemented during construction of the project to reduce potential impacts related to tribal cultural resources.

TCR-1: Inadvertent Discovery of Tribal Cultural Resources

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted, and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground

disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

1. **Unanticipated human remains**. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop, and the County Coroner and the Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.

2. **Unanticipated tribal cultural resources**. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

    a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

    b. If a potentially eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

XX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

REGULATORY SETTING

As previously discussed in Section XVI, Public Services, the Public Facilities Element of the General Plan focuses on the planning, development, and maintenance of essential public facilities and services. It addresses a wide range of infrastructure needs and seeks to ensure that public facilities have the capacity to meet the needs of the current and projected population.

ENVIRONMENTAL SETTING

The project site is located outside of the service area for both water and sewer. As such, the project will require a new on-site waste disposal (septic) and water well. Electricity is provided to the project area by SMUD.

The Florin-Perkins Public Disposal Transfer/Processing Facility, Sierra Waste Recycling and Transfer Station, and L and D Landfill have been certified as Construction and Demolition Debris Sorting Facilities by Sacramento County (Sacramento County, 2024). Non-recyclable materials could be disposed of at Kiefer Landfill or L and D Landfill. Kiefer Landfill is classified as a Class III municipal solid waste landfill facility and is permitted to accept general residential, commercial, and industrial refuse for disposal, including municipal solid waste, construction and demolition debris, biosolids, and other nonhazardous designated debris (CalRecycle, 2024a). L and D

Landfill is classified as a Class II and III landfill that is permitted to accept municipal solid waste, construction and demolition debris, green materials, industrial, and inert waste (CalRecycle, 2024b).

IMPACT DISCUSSION

a. *Would the project 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?*

Less than Significant. The project is located outside of the service area for potable water and sewer, requiring the installation of a new well and septic system. Construction of the project includes curb and gutter along the frontage of the parcel. The new temple and service building would be served by an existing 12kV overhead electrical service (with SMUD as the service provider), does not include the installation or relocation of telecommunication facilities, and does not create a demand for natural gas. Therefore, implementation of the project would not result in the relocation or expansion of municipal services.

Development of the proposed Buddhist temple would not require installation or relocation of telecommunication facilities. Therefore, the project would not result in significant environmental affects related to the relocation or construction of new or expanded telecommunication facilities. No impacts are anticipated.

b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Less than Significant. Following installation of the new water well, sufficient water supplies would be available to serve the project. The main water utilization on site following completion of construction would be potable water for domestic uses and irrigation of landscaping. The project will be required to abide by the County Code Chapter 15.92, Water Efficient Landscape Requirements, which pertains to water efficiency standard. Implementation of the project is anticipated to have a less than significant impact on water supplies to serve the project.

c. *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

No Impact. A new on-site septic system would be installed as part of the project. Therefore, operation of the project would not require connection to public or private wastewater treatment providers and there would be no impact.

d. *Would the project 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?*

Less than Significant. Implementation of the project would comply with all applicable federal, State, and local solid waste statues and regulations, including compliance with the CALGreen Code and the County's Construction and Demolition Debris program. There is sufficient landfill capacity available to accommodate the solid-waste disposal needs of the project. Recyclable materials would likely be disposed of at the Florin-Perkins Public Disposal Transfer /

Processing Facility, Sierra Waste Recycling and Transfer Station, and Land D Landfill. Kiefer Landfill and L and D Landfill have a large volume of landfill capacity available to serve the construction phase of the project. Therefore, implementation of the project would not generate waste in excess of state or local standards or in excess of local infrastructure, and impacts related to sufficient landfill capacity would be less than significant.

e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

No Impact. As discussed previously under Item d, implementation of the project would comply with all applicable solid waste statutes and regulations, including CalGreen and Article 6 (Construction and Demolition Debris) or Chapter 6.20, Title 6, of the Sacramento County Code. Therefore, there would be no impact.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XXI. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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 on the environment?	☐	☐	☒	☐
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?	☐	☐	☒	☐

REGULATORY SETTING

FIRE HAZARD SEVERITY ZONE (FHSZ) MAPS

FHSZ maps have been developed as a result of major fires within the last two decades, prompting the recognition of hazardous areas and development of strategies to reduce wildfire risk. The following California laws require FHSZ:

- California Public Resource Code Section 4201-4204: Mandates the California Department of Forestry and Fire Protection (CalFire) to map and prepare fire hazard severity zone (FHSZ) maps within state responsible areas (SRAs[18]). FHSZ maps categorize wildland areas as having moderate, high, or very high risk based on factors including fuel loading, fire weather, and slope. The law also directs CalFire to recommend actions to local governments when very high risks are identified.

- California Code of Regulations (CCR) Title 14, Section 1280: Define and designate FHSZ in California in both SRAs and local responsibility areas (LRAs[19]). Also outlines associated reporting requirements for local agencies to the Board of Forestry and Fire Protection.

- California Government Code Section 51175-89: Outlines regulations for managing wildland fire hazard areas with high fire risk. Focuses primarily on structure prevention and defensible space. Mandates that property owners maintain firebreaks around structures, remove flammable vegetation and adhere to building standards designed to resist fire.

SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County General Plan Safety Element identifies urban and rural fires as a potential hazard for unincorporated Sacramento County. It includes policies and objectives intended to minimize risk, including measures including fuel reduction, use of fire-resistant building materials, use of fire-resistant vegetation / landscaping, development of fire protection plans for new development, and standards for adequate water supply, pressure and access for firefighting equipment.

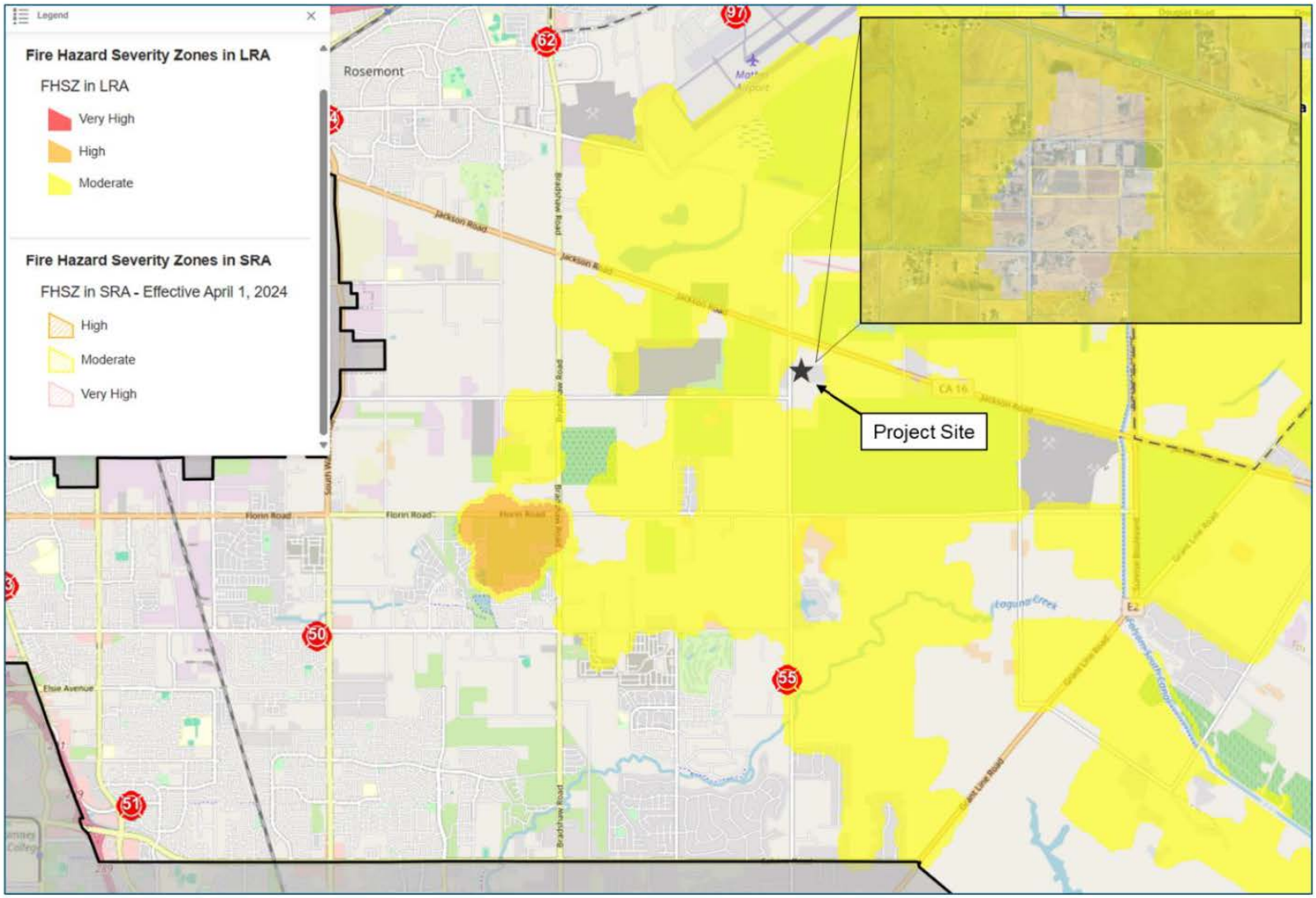
ENVIRONMENTAL SETTING

Urban and rural fires may occur within Sacramento County, although the risk is less for major wildland fires due to the relatively flat topography and policies that limit urbanization of wildland areas. Areas along the American River Parkway and grasslands in the east portion of the County are vulnerable. The subject parcel is within the southeastern portion of the County and is surrounded by valley grasslands, ephemeral wetlands, and vernal pool habitats.

The project falls within the LRA for Sacramento County (California Department of Forestry and Fire Protection, 2025), and fire protection is provided by the SMFD (see Section XVI, Public Services for further discussion). The project area is not within a FHSZ but is surrounded by Moderate FHSZ on all sides (Sacramento Metropolitan Fire District, 2025). **Plate IS-11** shows the project site with respect to the LRA FHSZ map prepared by SMFD.

[18] Geographical area where the state government, specifically CalFire, has the financial and legal responsibility to prevent and suppress wildfires.
[19] Areas of land classified by the Board of Forestry and Fire Protection where the financial and legal responsibility of wildfire prevention and suppression does not fall on the state or federal government.

Plate IS-11: Fire Hazard Severity Zones within the Project Area



IMPACT DISCUSSION

a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less than Significant. The project would not impede emergency response from accessing the site or the surrounding area. Additionally, the project would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. While the project site is not within a FHSZ it is located within an area identified as a moderate FHSZ and impacts to emergency response and /or emergency evacuation plans are considered less than significant.

b. *Would the project, 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?*

Less than Significant. The project is proposed on a relatively flat parcel with disturbed grassland, concrete, dirt, and gravel access roads, row crops, ephemeral drainage and wetlands, and vernal pool habitat. The project would remove disturbed grassland, including non-native plant species, through construction of the temple, service building, parking lot, and associated landscaping. Landscaping would be maintained following planting. There is a less than significant potential for the project to expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire, based on the management of vegetation on the project site. Therefore, impacts under this issue are considered less than significant.

c. *Would the project 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 on the environment?*

Less than Significant. The project includes the construction of a two-lane road, parking lot, temple, service building, and landscaping. Utilities will be required, including electricity for the temple and street / parking lot lighting. Water for the showers and restrooms within the service building would be provided by a new well. The service building restrooms would require a septic. The project is not within a designated fire hazard severity zone; therefore, implementation of the project is not anticipated to require installation of associated infrastructure and impacts are considered less than significant.

d. *Would the project 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?*

Less than Significant. The project is located within an area with little to no slope. Northwest of the project site is Elder Creek which falls within the FEMA AE and 500-year flood zone. The subject project is 1,463 feet from the flood zone. Therefore, the project is not anticipated to expose people or structures to significant risk as a result of runoff, post-fire slope instability, or drainage changes.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XXII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☒	☐	☐
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.)	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

IMPACT DISCUSSION

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?*

Less than Significant with Mitigation. As discussed in Section V. Biological Resources, the project has the potential to significantly degrade the quality of the environment. During construction, activities may impact covered species and habitats within the South Sacramento Habitat Conservation Plan (SSHCP). However, Mitigation Measures BIO-1 and BIO-2 would be implemented, and impacts would be reduced to less than significant. Of note, BIO-1 would only be implemented if impacts to land cover types identified in the SSHCP would occur.

As discussed in Section VI, Cultural Resources and Section XIX, Tribal Cultural Resources, there is potential for inadvertent discoveries of cultural resources, and human remains.

However, TRC-1 would be implemented, and impacts would be reduced to less than significant.

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.)*

Less than Significant. No past, present, or foreseeable future projects in the vicinity of the project area have been identified that would combine with the project to cause cumulative impacts. For all topics discussed in this Initial Study, impacts resulting from implementation of the project would be individually limited and not cumulatively considerable, because the impacts are temporary in nature or limited to the project area. Additionally, for each topic analyzed in the Initial Study, the project would have no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation incorporated and therefore would not substantially contribute to any potential cumulative impacts.

c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant with Mitigation. Implementation of the project would result in air emissions during construction of the project. However, Mitigation Measure AQ-1 would be implemented and would reduce this project specific impact to a less-than-significant level. Therefore, implementation of the project would not result in substantial, adverse environmental effects to human beings, either directly or indirectly.

ENVIRONMENTAL MITIGATION MEASURES

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

AQ-1: BEST AVAILABLE CONSTRUCTION EMISSIONS MEASURES

Relevant SMAQMD Basic Construction Emission Control Practices (BMPs) will be implemented during the project construction phase (Sacramento Metropolitan AQMD, 2019), including:

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to, soil piles, graded surfaces, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.

- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry sweeping is prohibited.

- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).

- The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling time from both on- and off-road diesel-powered equipment. CARB enforces idling limitations and compliance with diesel fleet regulations.

    - Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes[20]. Provide clear signage that posts this requirement for workers at the entrance(s) to the site.

    - Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation[21].

    - Maintain all construction equipment in proper working condition according to the manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

BIO-1: COMPLIANCE WITH SOUTH SACRAMENTO HABITAT CONSERVATION PLAN (SSHCP)

The project proponent is required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial and aquatic habitats. The applicant shall obtain authorization through SSHCP and conform with all applicable Avoidance and Minimization Measures (**Appendix E**), as well as pay fees to mitigate for impacts to species and habitat prior to construction.

As part of the SSHCP authorization, impacts to land cover types would be evaluated. Based on this evaluation, applicable AMMs would be implemented as necessary.

BIO-2: PRE-CONSTRUCTION NESTING SURVEYS

Pre-construction surveys will be required to determine if active nests are present within the project's footprint or within 0.25 miles of the project footprint during the avian nesting season (February 1 to September 15). An approved biologist will conduct pre-construction surveys within 30 days and 3 days of ground-disturbing activities within the project footprint and within 0.25 miles of the project footprint to determine presence of nesting covered raptor species. If a nest is present, then a nest avoidance buffer shall be established. An approved biologist experienced with nesting bird behavior will be retained by the project applicant to monitor the nest throughout the nesting season and determine when the young have fledged and the buffer be removed.

Work within the temporary nest disturbance buffer can occur with the written permission of Sacramento County Planning and Environmental Review Division and Wildlife Agencies. If nesting birds begin to exhibit agitated behavior, the approved biologist will have the authority to shut down construction activities and the biologist will contact Planning and Environmental Review Division to determine the best course of action.

[20] California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485.
[21] California code of Regulations, Title 13, Sections 2449 and 2449.1.

BIO-3: NON-NATIVE TREE CANOPY REPLACEMENT

As currently designed, the project is consistent with non-native canopy replacement regulations. However, to ensure compliance with non-native tree canopy replacement, the project proponent will have an approved replacement (landscape) plan prior to tree removal. Additionally, prior to the final building permit inspection, the non-native replacement canopy will be planted. The new tree canopy acreage will be calculated using the Sacramento County Department of Transportation 15-year shade cover values for tree species.

TCR-1: INADVERTENT DISCOVERY OF TRIBAL CULTURAL RESOURCES

In the event that human remains are discovered in any location other than a dedicated cemetery, work shall be halted, and the County Coroner contacted. For all other potential tribal cultural resources [TCRs], archaeological, or cultural resources discovered during project's ground disturbing activities, work shall be halted until a qualified archaeologist and/or tribal representative may evaluate the resource.

1. **Unanticipated human remains**. Pursuant to Sections 5097.97 and 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, if a human bone or bone of unknown origin is found during construction, all work is to stop, and the County Coroner and the Planning and Environmental Review shall be immediately notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the ,excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods.

2. **Unanticipated tribal cultural resources**. In the event of an inadvertent discovery of cultural resources (excluding human remains) during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

    a. Work cannot continue within the 100-foot radius of the discovery site until the archaeologist and/or tribal monitor conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

    b. If a potentially eligible resource is encountered, then the archaeologist and/or tribal monitor, Planning and Environmental Review staff, and project proponent shall arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to the County Environmental

Coordinator as verification that the provisions of CEQA for managing unanticipated discoveries have been met.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the Project Name as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **$10,000**. This fee includes administrative costs of **$1,097.00**.

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

LIST OF PREPARERS

LEAD AGENCY

Environmental Coordinator:	Julie Newton
Senior Planner:	Anastasia Shippey
Senior Planner:	Michelle Nagao
Associate Planner:	Kristen Hunter
Administrative Support	Jessica Love

REFERENCES/CITATIONS

Area West Engineers, Inc. (2023). *Drainage Study for IU-Mien Buddhist Temple (Level 3). Prepared for Aras Design & Construction, Inc.*

Calflora. (2025a). *Search for Plants.* Retrieved August 4, 2025, from http://www.calflora.org/search.html

California Department of Conservation. (2018). *Special Report 245 - Mineral Land Use Classification: Concrete Aggregate in the Greater Sacramento Area Production - Consumption Region.* Retrieved August 1, 2025, from https://www.conservation.ca.gov/cgs/minerals/mineral-land-classification-smara

California Department of Conservation. (2023). *Sacramento County Important Farmland 2020.* Retrieved May 23, 2025, from http://www.conservation.ca.gov/dlrp/fmmp/Pages/Sacramento.aspx

California Department of Conservation. (2024, November 21). EQ Zapp: California Earthquake Hazards Zone Application. Sacramento, CA. Retrieved July 22, 2025, from https://www.conservation.ca.gov/cgs/sh/eqzapp

California Department of Conservation. (2025a). *Farmland Mapping and Monitoring Program.* Retrieved July 2, 2025b, from https://www.conservation.ca.gov/dlrp/fmmp

California Department of Conservation. (2025b). *Alquist-Priolo Earthquake Fault Zones.* Retrieved May 26, 2025, from https://www.conservation.ca.gov/cgs/alquist-priolo

California Department of Conservation. (2025c). *California Seismic Hazard Zones.* Retrieved May 26, 2025, from https://www.conservation.ca.gov/cgs/shma

California Department of Fish and Wildlife. (2025a). *Lake and Streambed Alteration Program.* Retrieved June 26, 2025, from https://wildlife.ca.gov/Conservation/Environmental-Review/LSA

California Department of Fish and Wildlife. (2025b). *Threatened and Endangered Species.* Retrieved June 26, 2025, from https://wildlife.ca.gov/Conservation/CESA#:~:text=The%20California%20Endangered%20Species%20Act%20(CESA)(opens%20in%20new,listed%20species%20and%20their%20habitats

California Department of Fish and Wildlife. (2025c). *California Natural Diversity Database.* Retrieved May 16, 2025, from https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data

California Department of Fish and Wildlife. (2025d). *Essential Habitat Connectivity Viewer.* Retrieved May 26, 2025, from https://apps.wildlife.ca.gov/bios6/?bookmark=648

California Department of Forestry and Fire Protection. (2025). *Fire Hazard Severity Zone Viewer.* Retrieved August 26, 2025, from https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/

California Department of Transportation. (2020). *Transportation and Construction Vibration Guidance Manual.* Retrieved October 30, 2024, from https://dot.ca.gov/programs/environmental-analysis/noise-vibration/guidance-manuals

California Department of Water Resources. (2015). *Chapter 7. Sacramento River Hydrologic Region. California's Groundwater Update 2013 - A Complilation of Enhanced Content for California Water Plan Update 2013.* Retrieved August 26, 2025, from https://data.cnra.ca.gov/dataset/california-water-plan-groundwater-update-2013

California Emissions Estimator Model. (2025). *Emissions Estimates for IU-Mein Buddhist Temple.* Retrieved May 26, 2025

California Geological Survey. (2002). *California Geomorphic Provinces, Note 36.* California Department of Conservation. Retrieved June 18, 2025, from https://www.conservation.ca.gov/cgs/Documents/Publications/CGS-Notes/CGS-Note-36.pdf

California Geological Survey. (2024). *Map Sheet 67: Shaking Intensity over 42 Years.* California Department of Conservation. Retrieved July 22, 2025, from https://www.conservation.ca.gov/cgs/publications/ms48

California Geological Survey. (2025). *Map Sheet 48: Earthquake Shaking Potential.* California Department of Conservation. Retrieved July 22, 2025, from https://www.conservation.ca.gov/cgs/publications/ms48

California Highway Patrol. (2015). *Vehicle Transporting Hazardous Materials.* Retrieved June 23, 2025, from https://www.chp.ca.gov/CommercialVehicleSectionSite/Documents/chp800c.pdf

California Native Plant Society. (2025). *Rare Plant Inventory (Online Edition, V9.5).* Rare Plant Program. Retrieved May 26, 2025, from https://www.rareplants.cnps.org

CalRecycle. (2024a). *SWIS Facility/Site Summary Sacramento County Landfill (Kiefer) (34-AA-0001).* Solid Waste Information System (SWIS). Retrieved May 23, 2025, from https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2507

CalRecycle. (2024b). *SWIS Facility/Site Activity Details L and D Landfill (34-AA-0020).* Solid Waste Information System (SWIS). Retrieved May 23, 2025, from https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2087?siteID=2524

Central Valley RWQCB. (2019). *The Water Quality Control Plan (Basin Plan) for the Sacramento River Basin and the San Joaquin River Basin.* Retrieved October 30, 2024, from https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Department of Toxic Substances. (2025). *Envirostor.* Retrieved May 27, 2025, from https://www.envirostor.dtsc.ca.gov/public/

Environmental Science Associates (ESA). (2022). *Final Mather Airport Land Use Compatibility Plan. Prepared for the Sacramento Area Council of Governments (SACOG).* Retrieved June 4, 2025, from https://www.sacog.org/planning/land-us/airport-planning/airport-land-use-compatibility-plan

Federal Emergency Management Agency. (2012). *Flood Insurance Rate Map Nos. 06067C0218H.* FEMA Flood Map Service Center. Retrieved May 22, 2025, from https://msc.fema.gov/portal/home

Federal Highway Administration. (2006). *Construction Noise Handbook.* Retrieved October 30, 2024, from https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/

Federal Transit Authority. (2018). *Transit Noise and Vibration Impact Assessment Manual.* Retrieved May 23, 2025, from https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123

GovTrack. (2025). *Summary of S. 3083 (95th) Quiet Communities Act.* Retrieved August 1, 2025, from https://www.govtrack.us/congress/bills/95/s3083/summary

Jepson Flora Project (eds). (2025). *Jepson eFlora.* Retrieved May 26, 2025, from https://ucjeps.berkeley.edu/eflora/

Larry Walker Associates, et al. (2021). *Final South American Subbasin Groundwater Sustainability Plan.* Northern Delta Groundwater Sustainability Agency, Omochumne-Hartnell Water District, Reclamation District 551, Sacramento General Groundwater Authority, Sacramento County, and Sloughhouse Resource Conservation District. Retrieved May 26, 2025, from https://sasbgroundwater.org/groundwater-plan

Legal Clarity California. (2025). *CA HSC Laws in California: Regulations and Enforcement.* Retrieved 23 June, 2025, from https://legalclarity.org/ca-hsc-laws-in-california-regulations-and-enforcement/

Natural Resources Conservation Service. (2025). *Custom Soil Resource Report for Sacramento County, CA.* U.S. Department of Agriculture. Retrieved May 28, 2025, from https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

Office of Planning and Research. (2017). *Technical Advisory AB 52 and Tribal Cultural Resources in CEQA.* Retrieved October 30, 2024, from https://lci.ca.gov/ceqa/tribal/

Office of Planning and Research. (2018). *Technical Advisory on Evaluating Transportation Impacts in CEQA.* Retrieved November 1, 2024, from https://lci.ca.gov/ceqa/sb-743/

Peak and Associates, Inc. (2025). *Cultural Resources Assessment for the IU-Mien Buddhist Temple Project, Sacramento County, California. Prepared for James Kakridas Alpha Green Development and Construction.*

Sacramento County. (2011). *Sacramento County General Plan 2005-2030.* Retrieved May 23, 2025, from https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx

Sacramento County. (2015). *Zoning Code, Chapter 5: Development Standards.* Retrieved October 6, 2025, from https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/Zoning-Code/SZC_Chapter5.pdf

Sacramento County. (2017). *Conservation Element. General Plan.* Retrieved May 23, 2025, from https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/General-Plan/Conservation%20Element%20-%20Amended%2009-26-17.pdf

Sacramento County. (2018a). *Sacramento County Improvement Standards.* Retrieved October 6, 2025, from https://engineering.saccounty.gov/Pages/ImprovementStandards.aspx

Sacramento County. (2018b). *Final South Sacramento Habitat Conservation Plan.* Retrieved June 27, 2025, from https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx

Sacramento County. (2022). *Noise Element. General Plan.* Retrieved May 23, 2025, from https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/General-Plan/14.%20Noise%20Element%20-%20Amended%2012-13-22.pdf

Sacramento County. (2024). *Sacramento County Certified Construction & Demolition (C&D) Sorting Facilities.* Retrieved May 28, 2025, from https://wmr.saccounty.gov/Pages/CDDebrisSortingFacilities.aspx

Sacramento County. (2025). *West Jackson Highway Master Plan.* Retrieved October 6, 2025, from https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/WestJacksonHighwayMasterPlan.aspx

Sacramento Metropolitan AQMD. (2017). *Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan.* Retrieved July 24, 2024, from https://www.airquality.org/air-quality-health/air-quality-plans

Sacramento Metropolitan AQMD. (2019). *Basic Construction Emission Control Practices (Best Management Practices).* Retrieved August 14, 2025, from https://www.airquality.org/LandUseTransportation/Documents/Ch3BasicEmissionControlPracticesBMPSFinal7-2019.pdf

Sacramento Metropolitan AQMD. (2020a). Construction-Generated Criteria Air Pollutant and Precursor Emissions. *SMAQMD CEQA Guide, Chapter 3*. Retrieved July 26, 2024, from https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools

Sacramento Metropolitan AQMD. (2020b). SMAQMD Thresholds of Significance Table. *SMAQMD CEQA Guide, Chapter 2 Appendix*. Retrieved July 3, 2024, from https://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools

Sacramento Metropolitan AQMD. (2021). *Second 10-Year PM10 Maintenance Plan for Sacramento County.* Retrieved July 26, 2024, from https://www.airquality.org/air-quality-health/air-quality-plans

Sacramento Metropolitan AQMD. (2023). *Sacramento Regional 2015 NAAQS 8-Hour Attainment and Reasonable Further Progress Plan.* Retrieved July 24, 2024, from https://www.airquality.org/air-quality-health/air-quality-plans

Sacramento Metropolitan AQMD. (2024). *Air Quality Pollutants and Standards*. Retrieved June 28, 2024, from Air Quality and Health: https://www.airquality.org/air-quality-health/air-quality-pollutants-and-standards

Sacramento Metropolitan Fire District. (2025). *Fire Hazard Severity Zones.* Retrieved May 28, 2025, from https://metrofire.ca.gov/fire-hazard-severity-zones

Soar Environmental Consulting. (2023a). *Biological Resource Assessment. Prepared for Alpha Green Development and Construction.*

Soar Environmental Consulting. (2023b). *Draft Aquatic Resource Delineation Report. Prepared for Alpha Green Development and Construction.*

State Water Board. (2025a). *GeoTracker.* Retrieved May 26, 2025, from https://geotracker.waterboards.ca.gov/search?CMD=search&case_number=&business_name=&main_street_name=&city=&zip=&county=&SITE_TYPE=LUFT&oilfield=&STATUS=&BRANCH=&MASTER_BASE=&Search=Search

State Water Board. (2025b). *The Sustainable Groundwater Management Act.* State of California. Retrieved June 20, 2025, from https://www.waterboards.ca.gov/sgma/about_sgma.html

State Water Resources Control Board. (2024). *California 2024 Integrated Report, Clean Water Act 303(d) List and 305(b) Report.* Retrieved July 23, 2025, from https://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/2024-integrated-report.html

Tetra Tech, Inc. (2016). *Stormwater Trees Technical Memorandum. Great Lakes National Program Office, EPA Contract No. EP-BPA-12-R5-0001.* Retrieved August 26, 2025, from https://www.epa.gov/sites/default/files/2016-11/documents/final_stormwater_trees_technical_memo_508.pdf

U.S. Environmental Protection Agency. (2024a). *Basic Information about Nonpoint Source (NPS) Pollution.* Retrieved June 27, 2025, from https://www.epa.gov/nps/basic-information-about-nonpoint-source-nps-pollution

U.S. Environmental Protection Agency. (2024b). *Sumary of the Endangered Species Act.* Retrieved June 26, 2025, from https://www.epa.gov/laws-regulations/summary-endangered-species-act

U.S. Environmental Protection Agency. (2025a). *Section 404 of the Clean Water Act, Permit Program Under CWA Section 404.* Retrieved July 1, 2025, from https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404#:~:text=Section%20404%20requires%20a%20permit,certain%20farming%20and%20forestry%20activities

U.S. Environmental Protection Agency. (2025b). *Summary of the Resource Conservation and Recovery Act.* Retrieved 23 June, 2025, from https://www.epa.gov/laws-regulations/summary-resource-conservation-and-recovery-act

U.S. Environmental Protection Agency. (2025c). *Mather Air Force Base (AC&W Disposal Site), Mather, CA Cleanup Activities.* Retrieved May 28, 2025, from https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.Cleanup&id=0902793#bkground

U.S. Environmental Protection Agency. (2025d). *Clean Air Act Title IV - Noise Pollution.* Retrieved August 1https://www.epa.gov/clean-air-act-overview/clean-air-act-title-iv-noise-pollution , 2025

U.S. Environmental Protection Agency. (2025e). *Summary of the Noise Control Act.* Retrieved August 1, 2025, from https://www.epa.gov/laws-regulations/summary-noise-control-act

U.S. Fish and Wildlife Service. (2025a). *Migratory Bird Treaty Act of 1918.* Retrieved June 26, 2025, from https://www.fws.gov/law/migratory-bird-treaty-act-1918

U.S. Fish and Wildlife Service. (2025b). *Information, Planning, and Conservation (IPaC) for IU-Mien Buddhist Temple, Project Code 2025-0116010.* Retrieved June 30, 2025, from http://www.ipac.ecosphere.fws.gov

University of California Museum of Paleontology. (2025). UCMP Specimen Search. Retrieved July 31, 2024, from https://ucmpdb.berkeley.edu/

APPENDICES PROVIDED UNDER SEPARATE COVER