RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

ENDORSED
SACRAMENTO COUNTY
NOV 05 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
4748 Engle Road Multifamily Conversion

Control Number:
PLNP2024-00059

Project Location:
The property is located at 4748 Engle Road, approximately 533 feet from the intersection of Engle Road and Mission Avenue, in the Carmichael community of unincorporated Sacramento County.

APN:
256-0101-043

Description of Project:
The project consists of the following entitlement requests from Sacramento County:

1. A **Use Permit** to allow for the conversion of an existing office building into 16 multi-family dwelling units in the Business Professional Office (BP) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
    - Parking Lot Landscaping (Section 5.2.4.F, Table 5.2): Landscaped areas at the end of parking rows are required and shall be a minimum of eight feet in width, excluding curbing. As proposed, the internal end islands east of the carports have been reduced to five feet in width.
    - Covered Parking (Section 5.9.3.F.3., Table 5.25): One (1) parking space per unit shall be covered (carport or garage). As proposed, there are no carports or garages for each unit parking space.
    - Unit Entries Aesthetics (Multi-family Design Standard Section 3.5.2.C.3): Articulate individual unit entries with stoops, raised porches, low wall courtyards or other aesthetic entry features. As proposed, the project does not articulate individual unit entries with aesthetic features.
    - Private Open Space (Multi-family Design Standard Section 3.8.3.F.1): Provide each dwelling unit with a private open space such as an at-grade patio, stoop, porch, or balcony for upper stories for the exclusive use of that unit. Private open spaces shall be a minimum of 40 square feet per dwelling unit. As proposed, Unit 1 will be unable to meet this requirement due to existing building constraints.

- Private Open Space Depth (Multi-family Design Standard Section 3.8.3.F.2): Private open spaces shall have a minimum depth of five feet to ensure usability. As proposed, Unit 14 has less than five feet width due to existing building constraints.

3. A **Variance** pursuant to the Mission Oaks Neighborhood Preservation Area (NPA) (Section 532-016), to deviate from the landscaping planter requirement of 25 feet adjacent to the interior boundary lines of all adjoining residential, recreation or agricultural-residential zones. The applicant proposes a continuous landscaping planter along adjacent boundary lines adjoining residential zones between five and a half feet and ten and a half feet.
4. A **Development Plan Review** pursuant to the Mission Oaks Neighborhood Preservation Area (Section 532-014), for the development of non-single family residential use of property described in Section 532-12.1.
5. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Name of public agency approving project:
Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:
Nicholas Oushakoff
110 Gateway Drive, Suite 120
Lincoln, CA 95648
(916) 862-1660
nick@graphia.com

Exempt Status:
Section 21159.25 Exemption: Residential or Mixed-Use Housing Projects

Reasons why project is exempt:
Public Resources Code (CEQA Statute) §21159.25 exempts infill development within unincorporated areas meeting the criteria outlined in the section. The project is consistent with the criteria outlined in §21159.25 of the CEQA Guidelines and is therefore exempt from the provisions of CEQA. Please see the attached supplemental worksheet for §21159.25 criteria consistency. No further environmental review is required.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.07.08 17:10:26 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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

☒**LCI:**
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

4748 Engle Road Multifamily Conversion (PLNP2024-00059)

Section 21159.25 Compliance Checklist

THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(a). The project must be consistent with:	**Consistent?**	
	Yes	**No**
(1) "Residential or mixed use housing project" means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use. If approved, the project would convert an existing office building constructed in 1973 of approximately 11,971 square feet into 16 (1 bed/1 bath) multi-family dwelling units. The entire site would be developed by multi-family residential uses.	X	
(2) "Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was prepared. The project site is surrounded on all sides by developments with qualified urban uses. The adjoining parcels to the east consist of single-family homes. The adjoining parcels to the south are developed with a multi-family condominium development. The adjoining parcel to the west is developed with one residential structure and a second commercial structure. The commercial structure can be converted to a detached residential accessory dwelling unit upon approval of a building permit. The project site is bordered by Engle Road to the north, a paved roadway with improved right of way on the north and south sides. The properties to the north, across Engle Road (an improved public roadway), are developed with single-family residences.	X	

THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(b). Without limiting any other statutory exemption or categorical exemption, this division does not apply to a residential or mixed-use housing project if all of the following conditions described in this section are met:	**Consistent?**	
	Yes	**No**
(1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is consistent with the General Plan land use designations of Commercial and Office (COMM/OFF). The project site is located within the Mission Oaks Neighborhood Preservation Area (NPA) and is zoned SPA with a Business Professional Office (BP) subzone. Pursuant to Zoning Code Section 3.2.5, Table 3.1, multi-family dwellings, with more than ten units, are allowed in the BP zoning district with issuance of a Conditional Use Permit to the Zoning Administrator.	X	
(2) **(A) The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:** **(i) The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.** The average density of the properties that adjoin the subject property is 7.49 dwelling units per acre; this calculation is detailed below. East- (6) single-family properties share the eastern property line with the subject property. The total acreage of the six (6) properties to the east is approximately 1.63 acres in total. Six units on a total of 1.63 acres results in a residential density of **3.68 dwelling units per acre on the east side**. West- (2) single family properties exist on a 0.31 acre property results in **6.45 dwelling units per acre**. South- (4) Condominium units on a total of 0.25 acres in **16 dwelling units per acre**. North- (1) Single-Family home on 0.26 acres and this results in **3.84 dwelling units per acre**. The average of all the dwelling units per acre (3.68, 6.45, 16, 3.84) is **7.49 dwelling units per acre**. The proposed project would result in 16 units on approximately 0.93 acres and would have a density of 17 dwelling units per acre, which is greater than the 7.49 dwelling units per acre average of adjoining properties. **(ii) The average density of the residential properties within 1,500 feet of the project site.** It was calculated that within 1,500 feet or 199.62 acres of the project site there is a total of 592 dwelling units. In order to calculate this, all of the residential parcels within the 1,500 feet were selected and they were given a number based on the number of dwelling units per parcel. There are a total of 2.96 dwelling units per acre within the 1,500 feet of the proposed project. The proposed project would result in 16 units on approximately 0.93 acres and would have a density of 17 dwelling units per acre, which is greater than the 2.96 dwelling units per acre within the 1,500 feet of the proposed project. **(iii) Six dwelling units per acre**		

The project proposes sixteen (16) dwelling units in a 0.93 acre property and this results in a total of 17 dwelling units per acre. **Conclusion** The density of the proposed project is 17 dwelling units per acre and is not less than the greater of the above which is 7.49 dwelling units per acre (option A(i) above). **(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.** The project is only a residential project that contains 16 residential units.		
(3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses. The project is located within an unincorporated area of Sacramento County, on a 0.93-acre parcel, and is substantially surrounded by qualified urban uses.	**X**	
(4) The project site has no value as habitat for endangered, rare, or threatened species. The site provides no value as habitat for endangered, rare, or threatened species. No habitat for threatened and endangered species were identified by US Fish and Wildlife Service's Information for Planning and Consultation (IPaC) and California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB) database queries was observed within the project area. The project site is located within a developed, urban area and is substantially surrounded by other urban uses.	**X**	
(5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality. Transportation: *Vehicle Miles Traveled (VMT)* The project would not result in any significant effects related to transportation. The project screens out from a VMT analysis according to Table 3-1 in Sacramento County Department of Transportation's Transportation Analysis Guidelines, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map. The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that the project site exists in a VMT efficient area that produces less than 50-85% of the average regional VMT. Therefore, a VMT analysis for the proposed project is not required. *Local Transportation Analysis and Circulation* County Department of Transportation (SacDOT) staff (G. Gasperi, Senior Civil Engineer) reviewed the project in March 2024 and determined that the project would generate less than 1,000 daily trips and less than 100 trips during the AM/PM peak hours, and therefore, a local transportation analysis is not required. The analysis demonstrated that the project would generate 187 new daily trips, 14 AM peak trips and 18 PM peak trips. This is less than the 1,000 new daily trips and 100 new trips during the AM/PM peak hours, which are the thresholds established by SacDOT to warrant a Local Transportation Analysis. The project would not have a significant impact as it relates to transportation. Noise: The proposed operational noise sources for the project include heating, ventilation, and air conditioning (HVAC) systems, vehicular traffic, and outdoor recreational activities. Traffic noise resulting from increased vehicular traffic generally requires a large increase in	**X**	

vehicles and/or increased speeds. Based on the expected numbers of vehicles generated by SacDOT and the relatively low speed limits of residential streets, implementation of the project would not result in an increase in noise related to traffic. The project proposes 16 roof mounted 2 ton HVAC units with a mechanical screen (to visually screen and help damper sounds) along the west side of the building. Each unit will be sized to the unit square footage and will meet current CalGreen Building Code for efficiency. According to the manufacturer's specification sheet, the units are 53 Db(A) which falls into the category of normal conversation or quiet office noise.

None of these operational uses would result in significant noise impacts. All projects comply with the County Noise Ordinance (Chapter 6.68 of County Code). The operational noise sources would not exceed the County exterior noise standard of 55dB at neighboring residential property lines.

Air Quality:

Construction Emissions

The project consists of interior alterations of an existing office building to sixteen multi-family units. Exterior improvements include new architectural coating, additional landscaping, asphalt overlays of the existing driveway and parking lot, concrete slab patios for each unit, and new perimeter fencing.

According to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) guidelines, projects that are 35 acres or less in size will not exceed the SMAQMD construction PM_{10} or $PM_{2.5}$ thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;
- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or,
- Require import or export of soil materials that will require a considerable amount of haul truck activity.

The project will convert an existing 11,971 square-foot office building into sixteen residential units. The project site is less than 35 acres and does not: (i) include buildings more than four stories tall, (ii) include demolition activities, (iii) include significant trenching activities, (iv) have an unusually compact construction schedule or a schedule with more than two phases, (v) involve cut-and-fill operations, or (vi) require import or export of soil materials that would require considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening thresholds for construction PM_{10} and $PM_{2.5}$.

The SMAQMD Guide currently provides screening criteria for construction-related ozone precursor emissions (NO_x) similar to those which will be implemented for particulate matter. Projects that are 35 acres or less in size will generally not exceed the SMAQMD's construction NO_x thresholds of significance provided that the project does not:

- Include buildings more than 4 stories tall;
- Include demolition activities;

- Include significant trenching activities;
- Have a construction schedule that is unusually compact, fast-paced, or involves more than 2 phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;
- Involve cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills);
- Require import or export of soil materials that will require a considerable amount of haul truck activity; or,
- Require soil disturbance (i.e., grading) that exceeds 15 acres per day. Note that 15 acres is a screening level and shall not be used as a mitigation measure.

The project will convert an existing 11,971 square-foot office building into sixteen residential units. The project site is less than 35 acres and does not: (i) include buildings more than four stories tall, (ii) include demolition activities, (iii) include significant trenching activities, (iv) have an unusually compact construction schedule or a schedule with more than two phases, (v) involve cut-and-fill operations, or (vi) require import or export of soil materials that would require considerable amount of haul truck activity. Therefore, the project meets SMAQMD's screening thresholds for construction NOx.

Operational Emissions

SMAQMD's operational screening thresholds for residential low-rise apartments (1-2 stories) are 682 dwelling units for ozone, and 1,385 dwelling units for particulate matter. The project is proposing sixteen units and therefore does not exceed the operational screening thresholds. Therefore, based on established guidance from SMAQMD, the project would not have a significant effect related to operational emissions for criteria air pollutants.

Greenhouse Gas Emissions:

Construction

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust (NO_x). The project is within the screening criteria for construction-related NO_x emissions (see Air Quality above); therefore, construction-related GHG impacts are considered less than significant.

Operation

The project is within the SMAQMD screening guidance for operational greenhouse gas emissions (85 dwelling units). The project is proposing sixteen units and therefore does not exceed the operational screening thresholds. Therefore, based on established guidance from SMAQMD, the project would not have a significant effect related operational emissions for criteria air pollutants and greenhouse gas emissions.

Water Quality:

The County requires that projects include source and/or treatment control measures on selected new development and redevelopment projects. Source control BMPs are intended to keep pollutants from contacting site runoff. The County requires developers to utilize the Stormwater Quality Design Manual for the Sacramento Region, 2018 (Design Manual) in selecting and designing post-construction facilities to treat runoff from the project. Regardless of project type or size, developers are required to implement the minimum source control measures (Chapter 4 of the Design Manual). The final selection and design

of post-construction stormwater quality control measures is subject to the approval of the County Department of Water Resources. Compliance with Sacramento County's Stormwater Quality Design Manual for the Sacramento Region and County Improvement Standards are included as a condition of approval and will ensure water quality impacts are less than significant.		
(6) The site can be adequately served by all required utilities and public services. The project site is adequately served by existing utilities. Existing water, public sewer, electric, and gas utilities are located along the adjacent roadways. The water service provider is Sacramento Suburban Water (SSWD). Public sewer is provided by the SacSewer. Electricity is provided by Sacramento Municipal Utility District (SMUD) and gas is provided by Pacific Gas and Electric. The project was reviewed by SMUD, Sacramento Suburban Water District and SacSewer. Conditions of approval were provided by each agency and will be required for the project.	X	
(7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. The project site consists of one legal parcel entirely within an urban area (Sacramento), as designated by the US Census Bureau. According to the 2020 Census, to qualify as an urban area, the territory identified according to criteria must encompass at least 2,000 housing units or have a population of at least 5,000. The estimated population of Sacramento County as of July 1, 2024, was 1,611,231 (Census 2024).	X	

THRESHOLD REQUIREMENTS FOR RESIDENTIAL OR MIXED USE HOUSING INFILL PROJECTS IN UNINCORPORATED AREAS – PUBLIC RESOURCES CODE (PRC) §21159.25		
PRC §21159.25(c). Subdivision (b) does not apply to a residential or mixed-use housing project if any of the following conditions exist:	**Consistent?**	
	Yes	**No**
(1) The cumulative impact of successive projects of the same type in the same place, overtime is significant. General Plan Land Use Designations along the section of Engle Road between Mission Avenue and Walnut Avenue are either Commercial and Office (COMM/OFF), Low Density Residential (LDR) or Medium Density Residential (MDR). This section of Engle Road is predominantly developed with single-family residential homes built during the 1950s. To the south is a development called Hidden Oak Condominiums with 50, two-story buildings, comprising 68 residences and was developed in the 1990's. <u>Cumulative list of past, present, and probable future projects in a 0.5-mile radius</u> In order to develop the cumulative development potential in the surrounding community, potential projects in a 0.5-mile radius from the project site were considered. Sacramento County Project Viewer was utilized to gather a list of all past and present Planning Entitlement Applications within a 0.5-mile radius of the project site. The project titles and corresponding County control numbers are listed below. Currently, there are a total of ten undeveloped parcels within the 0.5-mile area, some of which have approved development entitlements.	X	

Overall, the 0.5-mile area is predominantly developed with single-family detached homes on 0.25-acre lots. There are over 1,300 residential lots within 0.5 miles of the project site, most of which were constructed in the 1950s-1960s. There are five multi-family apartment complexes within the 0.5-mile area constructed between the late 1960s and 1990, accounting for 170 existing units. There are six senior living facilities/nursing facility/congregate care facilities in the 0.5-mile area, accounting for over 1,200 units.

Past Projects:

- 5023 Engle Road Tentative Parcel Map (PLNP2017-00363)
- Sunshine Homes Parcel Map (PLNP2017-00234)
- Whitney Place Subdivision Map (PLNP2017-00167)
- Whitney Place Subdivision Map Time Extension (PLNP2022-00251)
- North Avenue Tentative Parcel Map (PLNP2022-00003)
- Wei-Chin Liu Parcel Map (PLNP2017-00305)

Present Projects:

- 4748 Engle Road Multifamily Conversion (PLNP2024-00059)
- Mission Avenue West (PLNP2023-00089)
- Mission Avenue East (PLNP2023-00087)
- Whitney Place Substantial Compliance (PLNR2024-00050)

Probable future projects within the 0.5-mile cumulative radius include the development of parcels created by the previously approved parcel and subdivision maps and multi-family development, listed above. The development of the single-family lots would account for an additional 20 single-family residences within the project vicinity. Development of multi-family properties (including the proposed project) would account for an additional 97 multi-family units.

Traffic:

The project together with the Mission Avenue West and Mission Avenue East projects are the only successive projects of the same type in the same place over time and would not result in any significant cumulative impacts related to transportation. According to Table 3-1 in SacDOT's Transportation Analysis Guidelines, a residential project can be exempt from a VMT study if the site exists in a VMT efficient area based on an approved screening map. The approved Sacramento Area Council of Governments (SACOG) Residential VMT Screening Map shows that both Mission Avenue project sites and the Engle Road sites are located within a VMT efficient area that produces approximately 50-85% of the average regional VMT. Therefore, a VMT analysis for the proposed project is not required and would not result in a cumulative increase in VMT.

Even conservatively considering the other eight past, present, and probable future projects within 0.5 -mile area of the project site, all of the projects are located within a VMT efficient area and would not result in a cumulative increase in VMT. As stated above, SacDOT staff (G. Gasperi, Senior Civil Engineer) reviewed the project in March 2024 and determined that the Engle Road project would generate less than 1,000 daily trips and less than 100 trips during the AM/PM peak hours and therefore, a local transportation analysis is not required. Further, in May 2025, SacDOT staff confirmed all three sites combined would generate 854 new daily trips, 99 AM peak trips, and 104 PM peak trips. This is less than the 1,000 new daily trips and 100 new trips during the AM/PM peak hours, which are the thresholds established by SacDOT to warrant a Local Transportation Analysis. Even considering all additional remaining infill parcels within a 0.5 mile radius of the project, the development of all remaining vacant parcels is not expected to add enough traffic to surrounding streets such that the project's contribution would result in a significant impact to the circulation and safety of surrounding roadways. *Air Quality & Greenhouse Gases:* The project does not exceed SMAQMD's construction-related or operational air quality screening thresholds individually. Projects that do not exceed these screening thresholds are not cumulatively considerable according to SMAQMD Guide to Air Quality Assessment in Sacramento County. GHG impacts are analyzed within the cumulative context of the project's potential contribution to the significant impact of global climate change. Because operational GHG emissions for the project would be below the SMAQMD de minimis screening level, the proposed project's operational emissions would not be considered to have a cumulatively considerable contribution to the significant impact of global climate change. *Public Services:* The listed cumulative project sites are located in an urbanized area with existing public services and utilities. All development is required to pay impact fees for operation, maintenance, and improvements to public services and utilities. Payment of the individual impact fees would offset any cumulative impact.		
(2) There is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances associated with the project that would result in a significant effect on the environment due to unusual circumstances. The proposed project consists of a 16-unit multi-family apartment complex. The 0.93-acre parcel is surrounded by residential development on all sides and meets the definition of infill. The proposed project is located within a developed, urban area with existing utilities located along the improved roadway abutting the site.	**X**	
(3) The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The project would not result in damage to scenic resources. The project site is located within an existing, urban area. The project site is not located within the vicinity of a highway officially designated as a state scenic highway.	**X**	

(4) The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. County staff reviewed the GeoTracker and EnviroStor databases on May 6, 2025, and there was one record within 1,000 feet of the project site (T0606700552). The recorded site is located approximately 400 feet northwest of the proposed project site, at the intersection of Engle Road and Mission Avenue. The case was related to a leaking underground storage tank containing diesel which contaminated groundwater and soil. The case is now closed (as of 12/9/2020) and would not be expected to result in a release of or exposure to contaminants at the project site.	**X**	
(5) The project may cause a substantial adverse change in the significance of a historical resource. The project would not result in a substantial adverse change in the significance of a historical resource. The existing building was constructed in 1973 and the applicant is making minor modifications to the outside of the structure. However, the modifications will not impact the historical nature of the existing building. No known archaeological or cultural resources occur onsite.	**X**	

References

2020 U.S. Census Urban Areas Shapefile. U.S. Census Bureau. https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html. Accessed May 21, 2025

2024 CEQA Statute & Guidelines (PRC 2100-21189 & CA Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387). Association of Environmental Professionals. https://www.califaep.org/statute_and_guidelines.php

California Natural Diversity Database, RareFind 5. CA Department of Fish and Wildlife. Accessed April 16, 2025. https://apps.wildlife.ca.gov/myaccount/login?ReturnUrl=%2frarefind%2fview%2fRareFind.aspx

EnviroStor Database. CA Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/map/ Accessed April 16, 2025.

GeoTracker. State Water Resources Control Board. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento. Accessed April 16, 2025.

Guide to Air Quality Assessment in Sacramento County (CEQA Guide). Sacramento Metropolitan Air Quality Management District. 2020. https://www.airquality.org/Businesses/CEQA-Land-Use-Planning/CEQA-Guidance-Tools.

Information for Planning and Consultation (IPaC) Database. U.S. Fish and Wildlife Service. https://ipac.ecosphere.fws.gov/. Accessed April 16, 2025

Sacramento County Transportation Analysis Guidelines. County of Sacramento Department of Transportation. 2020. https://sacdot.saccounty.net/Documents/A%20to%20Z%20Folder/Traffic%20Analysis/Transportation%20Analysis%20Guidelines%2009.10.20.pdf

Stormwater Quality Design Manual for the Sacramento Region. County of Sacramento et. al. Revised 2021. https://www.beriverfriendly.net/wp-content/uploads/2021/10/Cover-TOC-and-Lists.pdf