



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: PLNP2023-00290

2. Title and Short Description of Project: Bar None Auction

The project includes the construction and operation of a new auction sales lot with approximately ten acres of paved areas consisting of required parking, auction yard for the storage of vehicles with tires, and vehicular access around structures; an approximately 30 acre graveled auction yard area for track-equipped pieces of equipment; 6.5 acres of storm-water pre-treatment detention and retention area; and a closed-cycle wash rack. The project also includes the construction of one (1) 21,510 square foot two-story company office building; and one (1) 12,800 square foot industrial shop building for inspection and minor service repairs.

3. Assessor's Parcel Number(s): 063-0130-006-0000, 063-0130-019-0000, 063-0130-022-0000

4. Location of Project: The project is located at 6190 Bradshaw Road, approximately 650 feet west of the intersection of Bradshaw Road and Elder Creek Road, in the Vineyard community of unincorporated Sacramento County.

5. Project Applicant: Bar None Auction c/o Josh Seidel

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

Julie Newton
Environmental Coordinator
County of Sacramento, State of California

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APPENDICES

Appendix A: Marc Papineau Environmental Service. December 18, 2024. Air Quality & Greenhouse Gas Assessment of Proposed Online Auction Facilities

Appendix B: Olberding Environmental, Inc. March 2024. Biological Resources Analysis Report for the Elder Creek Property

Appendix C: Olberding Environmental, Inc. March 2024. U.S. Army Corps of Engineers Jurisdictional Delineation for the Elder Creek Property

Appendix D: Olberding Environmental, Inc. June 4, 2025. Habitat Assessment for the Elder Creek Property

Appendix E: JTS Engineering Consultants, Inc. August 6, 2024. Level Three Drainage Study for Bar None Auction

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
INITIAL STUDY

PROJECT INFORMATION

PROJECT TITLE: Bar None Auction

CONTROL NUMBER: PLNP2023-00290

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

PROJECT SPONSOR: Bar None Auction
c/o: Josh Seidel
jseidel@barnoneauction.com
4751 Power Inn Road
Sacramento, CA 95826

LOCATION: The address for the proposed project is 6190 Bradshaw Road, and is located approximately 650 west of the intersection of Bradshaw Road and Elder Creek Road, in the Vineyard community of unincorporated Sacramento County (**Plate IS-1**).

ASSESSOR'S PARCEL NUMBER: 063-0130-006-0000, 063-0130-019-0000, 063-0130-022-0000

CURRENT GENERAL PLAN DESIGNATION: URB-RES – Agricultural - Urban Reserve

PROPOSED GENERAL PLAN DESIGNATION: INT-IND - Intensive Industrial

CURRENT ZONING: IR (SM) – Interim Agricultural Reserve/Surface Mining and M-1 - Light Industrial

PROPOSED ZONING: M-1 – Light Industrial

PROJECT DESCRIPTION

The project includes the development of three (3) parcels, totaling approximately 47 acres, for the purpose of using the land to store and auction surplus heavy equipment, commercial trucks, agricultural equipment, and industrial support items. The project also includes a request for a Use Permit, Special Development Permit, and Design Review to establish an online auction business facility that would include: a 21,510 square-foot two-story office and reception building, a 12,800 square-foot workshop, and outdoor storage yard for trucks and heavy equipment (**Plate IS-2**). The project also includes the construction of a 2,500 gallon diesel fuel above ground storage tank and a 500 gallon gasoline above ground storage tank to be used to refuel equipment brought to the site to be auctioned.

Additionally, the project includes a request for a General Plan Amendment from Agricultural Urban Reserve (URB RES) to Intensive Industrial (INT IND) (**Plate IS-3**), a Community Plan Amendment from Interim Agricultural Reserve/Surface Mining Combining Zone (IR[SM]) to Light Industrial (M-1) (**Plate IS-4**) and a Rezone from Interim Agricultural Reserve/Surface Mining to Light Industrial (M-1) (**Plate IS-5**) for the northern 25.89 acres of the project site.

The following planning entitlements have been requested for the project:

1. A **General Plan Amendment** for the 25.89-acre northern parcel from Agricultural Urban Reserve (URB RES) to Intensive Industrial (INT IND).
2. A **Community Plan Amendment** to change the Vineyard Community Plan land use designation for the 25.89-acre northern parcel from Interim Agricultural Reserve/Surface Mining Combining Zone (IR[SM]) to Light Industrial (M-1).
3. A **Rezone** for the 25.89-acre northern parcel from Interim-Agricultural Reserve/Surface Mining Combining Zone (IR[SM]) to Light Industrial (M-1).
4. A **Use Permit** to allow a Heavy Equipment Storage, Sales, Rental, Service, and Repair Yard in the M-1 zone.
5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - a. Fence Height (SCZ 5.2.5.B.6): Fences over seven (7) feet in height may be permitted on interior property lines with a Special Development Permit. The applicant proposes an eight (8) foot solid Concrete Masonry Unit (CMU) wall along all interior property lines.
 - b. Outdoor Storage Screening (SCZ 5.2.5.D.5): Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot. The applicant proposes the interior yard screen fencing outside of the buildable portion of the lot, on the interior property lines.
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Plate IS-1: Project Location

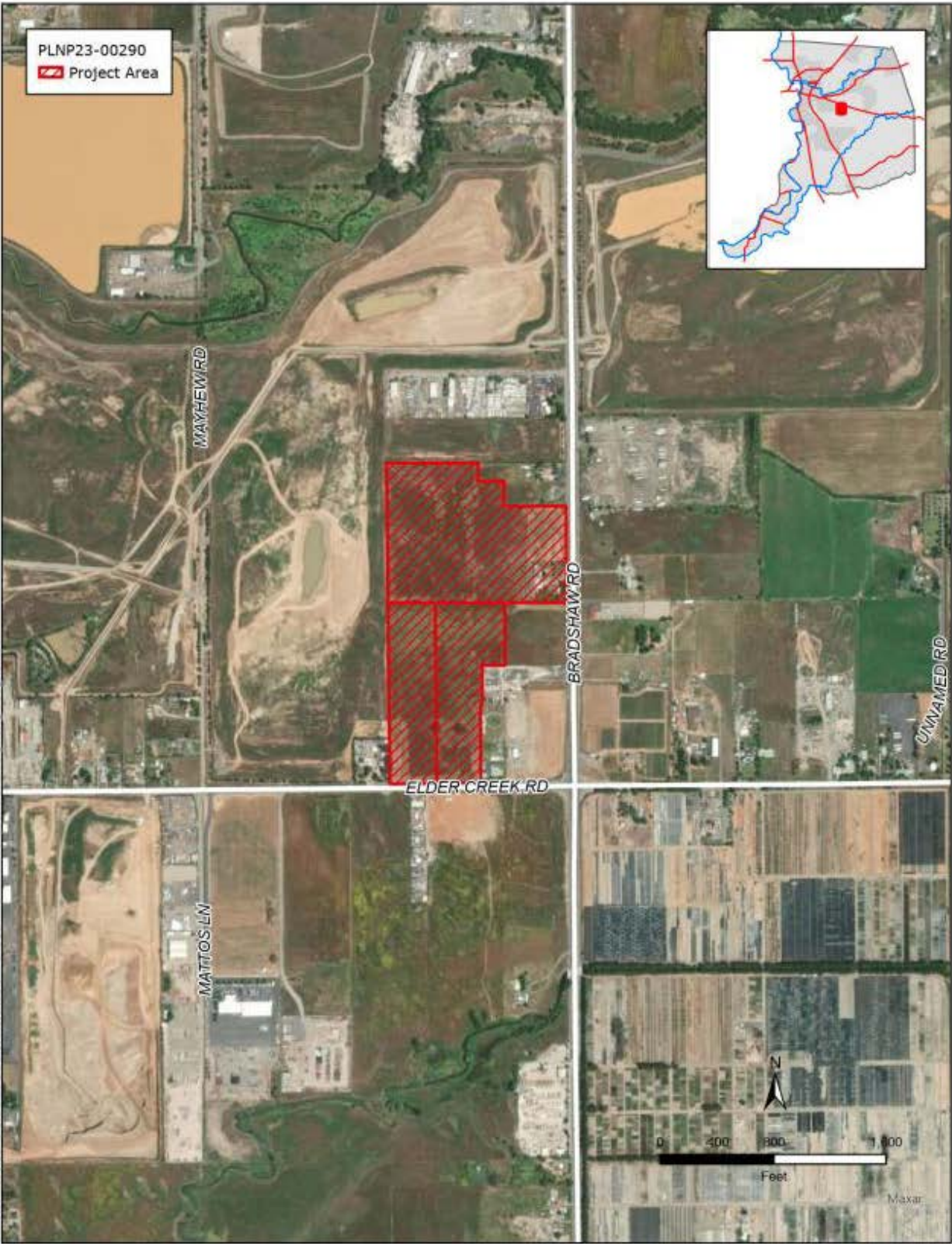
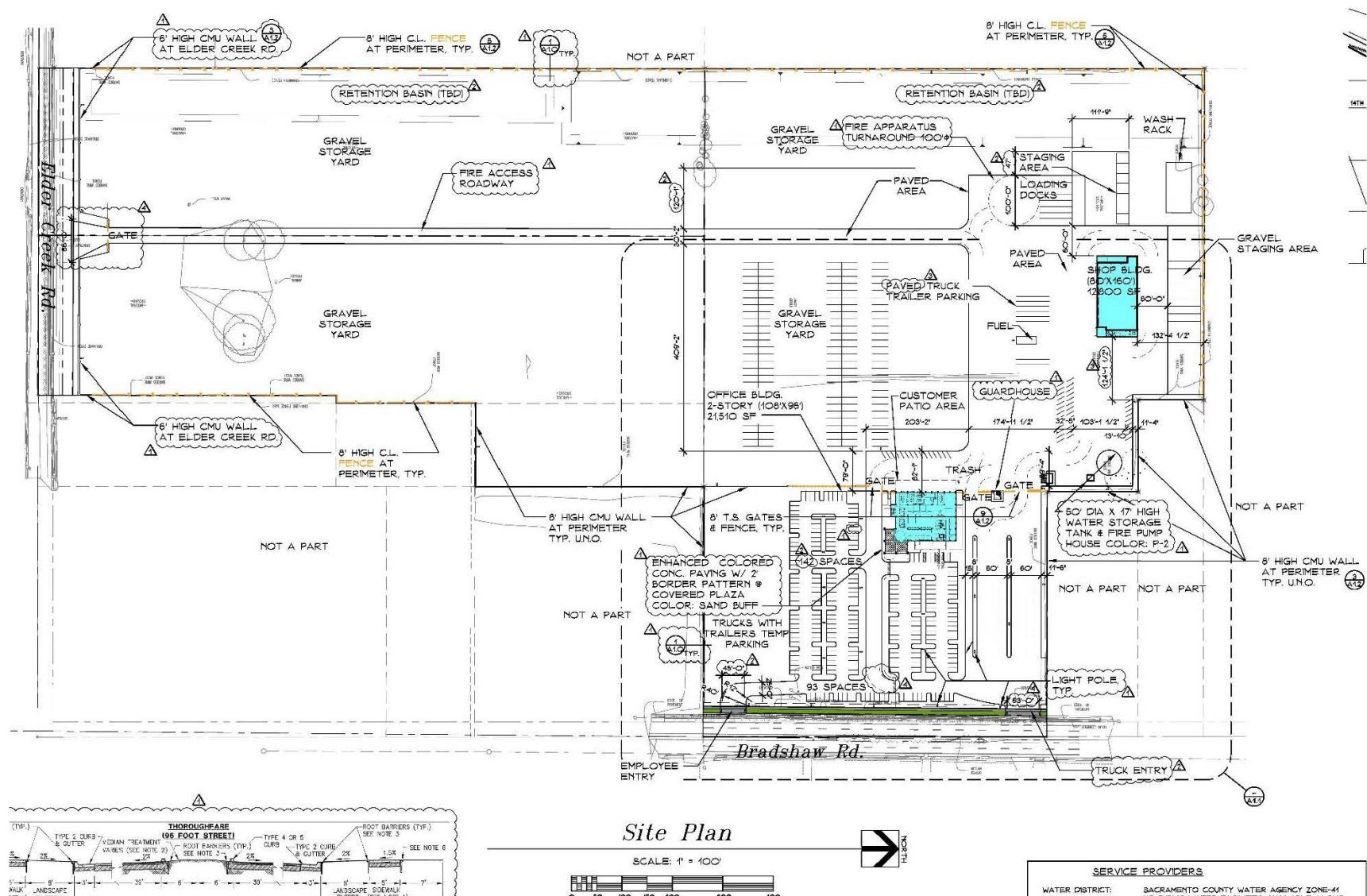


Plate IS-2: Site Plan



IS-5

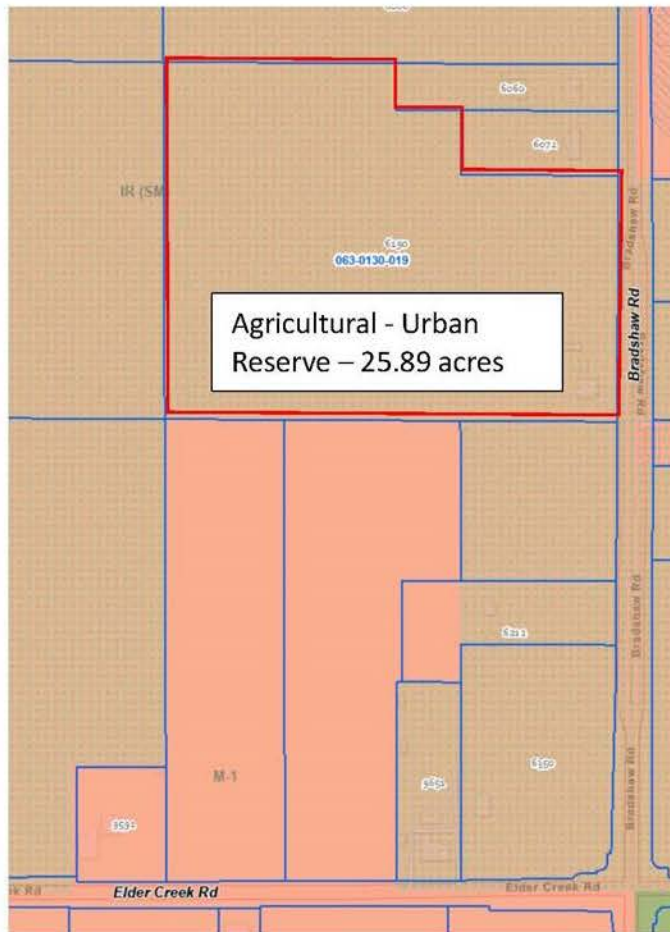
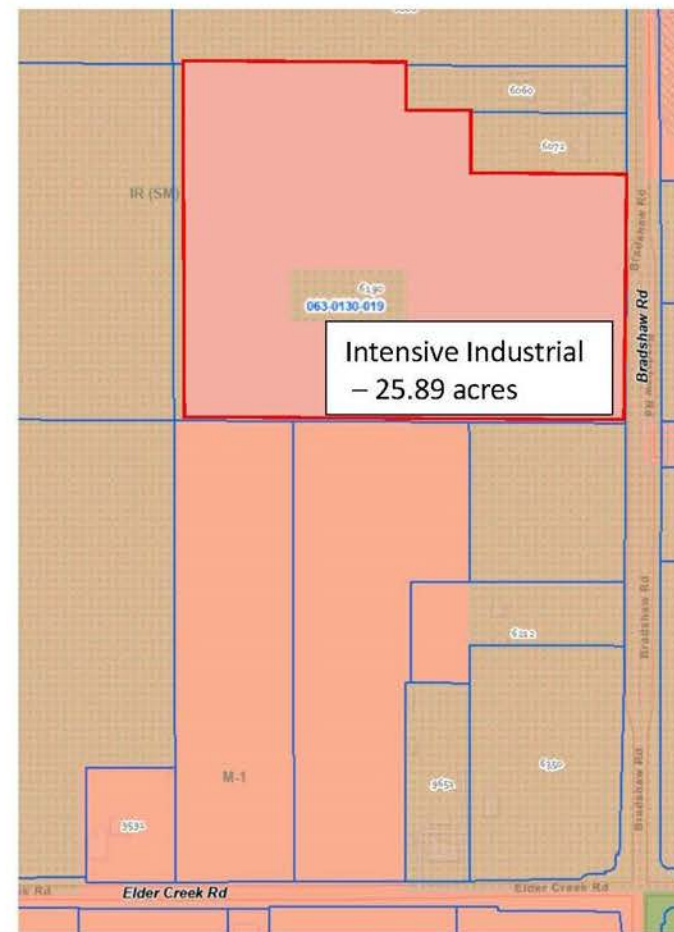
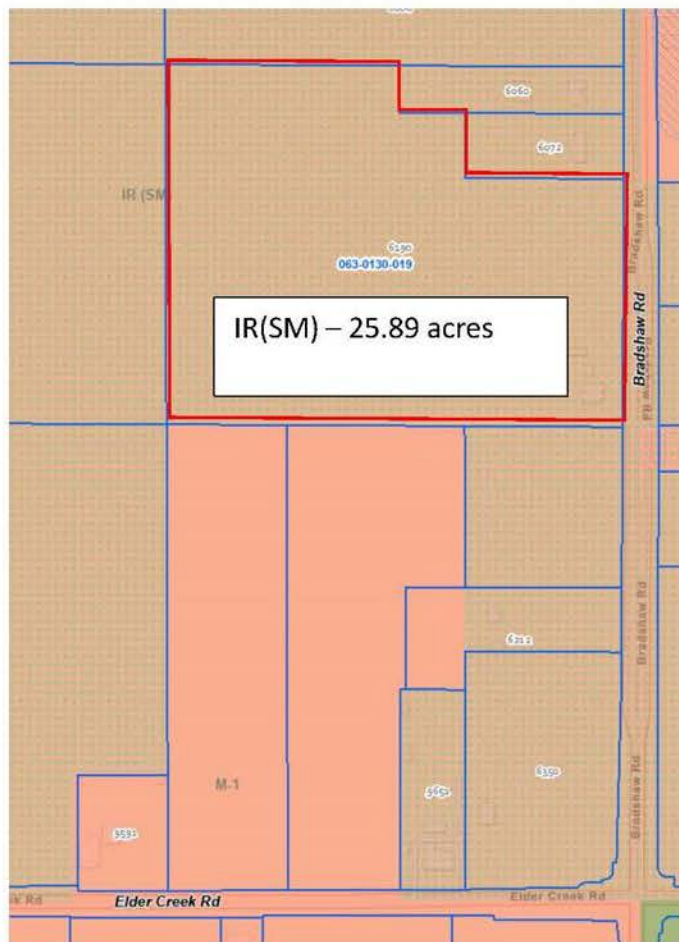
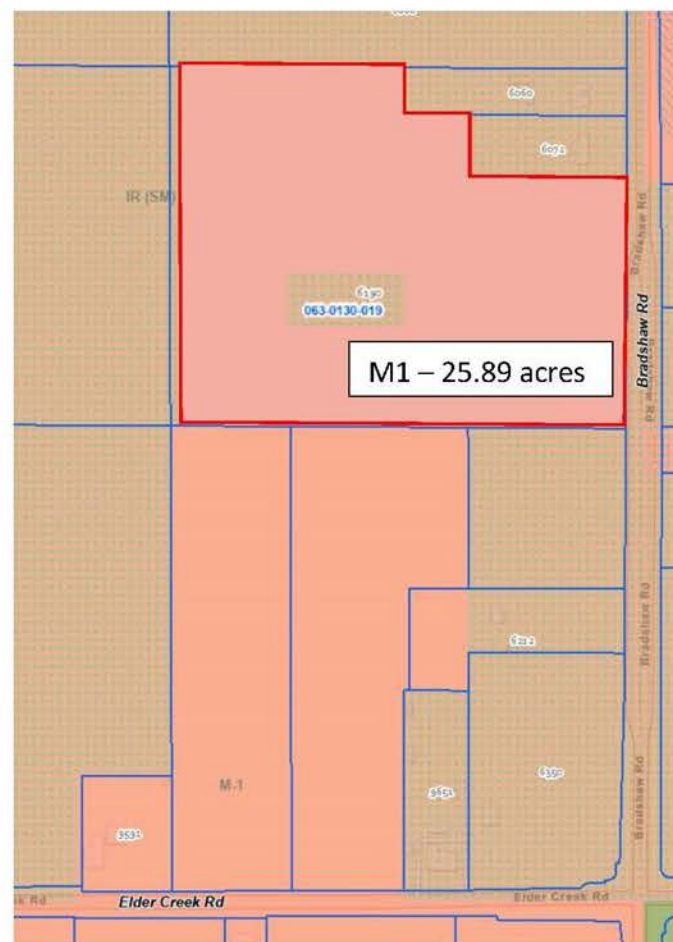
Proposed General Plan
Land Use Designation

Plate IS-4: Vineyard Community Plan

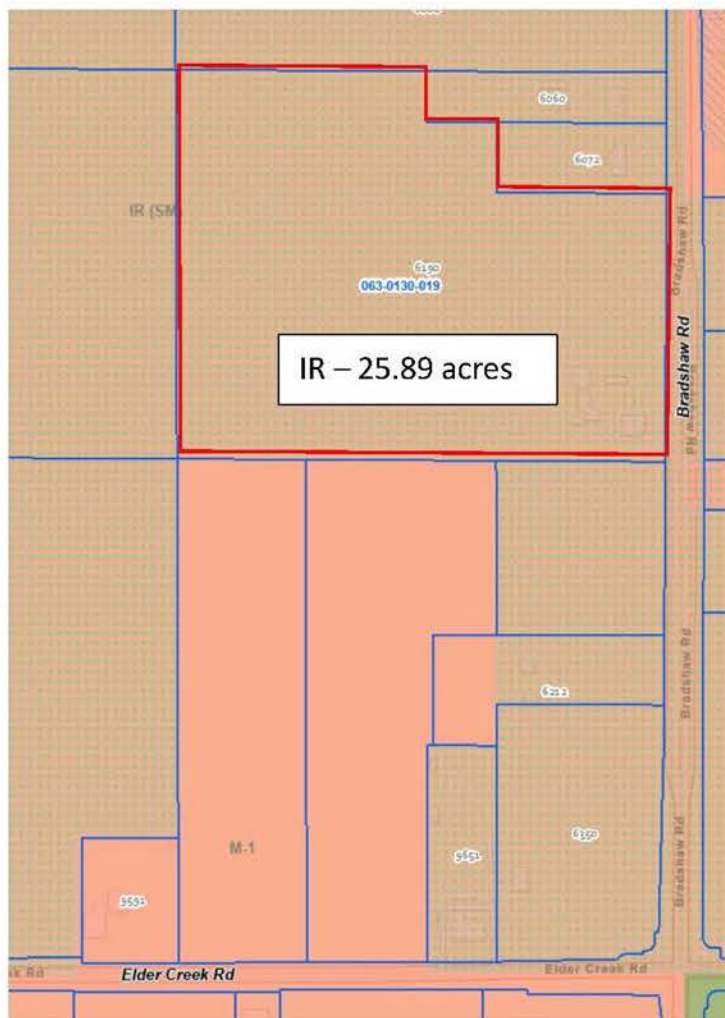


Existing Vineyard
Community Plan Land
Use Designation

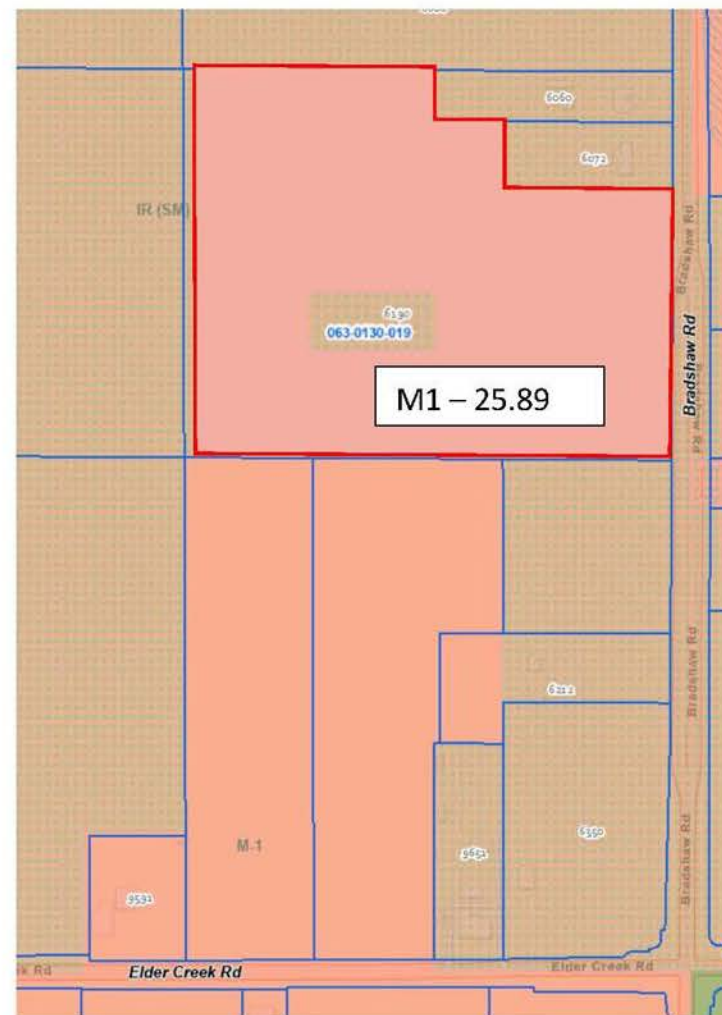


Proposed Vineyard
Community Plan Land
Use Designation

Plate IS-5: Zoning District



Existing Zoning



Proposed Zoning

OPERATIONS

The project includes the development and operation of an online auction business where customers bid on construction, agricultural and warehouse equipment on a monthly basis. The site will have up to 50 employees on site at any one time to receive and inspect equipment, conduct any necessary on site minor equipment services/repairs and to conduct office related tasks in support of the auction business. Customers can visit the site two days prior to the online auction to inspect equipment and can retrieve equipment within the week following the online auction. Customer equipment pick-up and drop-off frequency varies throughout the month. During more active days approximately 43 equipment pick-ups and drop-offs are made by customers throughout the day.

CONSTRUCTION

Construction of the project is anticipated to begin in May 2026 and take approximately 12 months to complete. Construction activities would be restricted to 7:00am and 7:00pm on weekdays and is not expected to be completed on weekends. Additionally, no nighttime work is anticipated and would only be performed upon approval from the County. Implementation of the project would involve the removal of vegetation; grading to finished design elevations; excavation to allow construction of building foundations, utilities, roadway improvements, parking areas, drainage improvements and landscaping. The overall construction area for the project would be approximately 47 acres.

PARKING AND CIRCULATION

Access to the site would be provided via two (2) access drives along Bradshaw Road and one (1) gated access drive along Elder Creek Road. Each of the access drives would be connected via on-site circulation drives which would provide access to all site amenities from both access points. The project would provide a total of 235 parking stalls for customers, employees and to accommodate site uses.

LANDSCAPING

Landscaping will be provided along Elder Creek and Bradshaw roads and well as the primary parking area on the eastern portion of the site. Additionally, the project would include two (2) bio-retention basins.

UTILITIES AND INFRASTRUCTURE

The proposed project would be served by private on-site well water and private on-site septic sanitation. Electric and telecommunications utilities would be extended onto the site from either Bradshaw Road or Elder Creek Road. Additionally, the project proposes a retention basin area along the western side of the project site.

Roadway improvements will be required to support the project. Along the project site frontage of Bradshaw Road and Elder Creek Road, public street improvements will need to be installed based on a 96-foot standard including full width pavement. Additionally, the installation of additional paving on the south side of Elder Creek Road, opposite the project site, to a total length of ±950

feet will be required. Furthermore, a small portion of the existing center raised median within Bradshaw Road will need to be removed and a left turn/ U-turn lane will need to be installed to allow for access to the site. Roadside ditches and utility poles on the west side of Bradshaw Road as well as the north and south sides of Elder Creek Road will need to be relocated to accommodate roadway improvements and to provide adequate roadside drainage.

SURROUNDING LAND USES AND SETTING

The project site is within a rural area consisting of light industrial, agricultural, and single-family residential land uses located in the central part of unincorporated Sacramento County. The project site is located on the north side of Elder Creek Road, approximately 650 feet west of the intersection with Bradshaw Road (**Plate IS-1**). The project site included residential development on the eastern portion of the site. However, the residential structures had been demolished prior to review of the proposed project.

The project site is relatively flat, with elevations ranging from 65 feet above sea level to 60 feet above sea level. Most of the site is vegetated with grasses and herbaceous species, with a few scattered trees. Historically, the project site has been used for grazing. The site contains two habitat types consisting of non-native, annual grassland and seasonal wetlands including vernal pools. The seasonal wetlands are scattered throughout the site. Several black walnut trees (*Juglans nigra*) occur along the northern boundary and in the middle of the site, and several large blue gum trees (*Eucalyptus globulus*) are located in the southern portion of the project site.

Although much of the surrounding property is vacant or underutilized, there are single-family residential and industrial uses adjacent to the project site. The zoning designations surrounding the site are either M-1 (light industrial) or IR(SM). The IR zoning designation delineates areas within the County that are reserved for future industrial uses.

The project site is within the West Jackson Highway Master Plan (WJHMP) area which was approved by the Sacramento County Board of Supervisors on June 11, 2025. To facilitate the transition to the land uses envisioned in the WJHMP, the plan area has been divided into two districts (within which the WJHMP Project Applicants are the majority landowners) and three future planning areas (FPAs). FPAs are composed of three distinct geographic areas over which the WJHMP Project Applicants do not have land use control. The WJHMP establishes land use designations, distribution, and intensity (density and/or floor area ratio) for the properties in the plan area. The project is located with one of the FPAs, specifically area B. The land uses noted in the WJHP surrounding FPA B are designated for residential, school, and open space/urban farm uses.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

Federal: None

State of California: California Department of Fish and Wildlife (CDFW), Central Valley Regional Water Quality Control Board (RWQCB).

Sacramento County: Building Permits and Inspection Services, Department of Waste Management and Recycling, Department of Transportation, Engineering, Environmental

Management Department, South Sacramento Habitat Conservation Plan via Sacramento County (local land use authority) SSHCP Permit.

Local: Sacramento Metropolitan Fire Protection District, Sacramento Municipal Utility District, Sacramento Metropolitan Air Quality Management District,.

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:

1. **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.
2. **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.
3. **Less than Significant** indicates that either a project will have an impact, but the impact is considered minor.
4. **No Impact** indicates that a project does not impact the particular resource.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one (1) 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?	☐	☐	☒	☐

¹ PUBLIC VIEWS ARE THOSE THAT ARE EXPERIENCED FROM A PUBLICLY ACCESSIBLE VANTAGE POINT.

ENVIRONMENTAL SETTING

The project site is located within a rural area of the Vineyard community. The 47-acre project site consists of three (3) parcels located along Bradshaw Road and Elder Creek Road. The site is relatively flat, with elevations ranging from 60 feet above mean sea level to 65 feet above mean sea level. The surrounding area west of the project site consists of large aggregate mining sites as well as a single family residence and contractors' storage yard while to the north, the properties are either vacant or contain single family residential uses. To the east, across Bradshaw Road, properties are either vacant or used for truck storage/parking. Southeast of the project site the adjacent properties are developed with single family uses and truck storage facilities and to the south across Elder Creek Road, the adjacent properties are vacant.

LIGHT AND GLARE

The project site is in a rural area surrounded by mostly undeveloped parcels zoned as Interim Agricultural Reserve. However, several of the properties in the area contain light industrial, agricultural and agricultural-residential uses. Lighting in the area is comprised mainly of those related to residential and agricultural-residential uses but the truck storage facility at the intersection of Bradshaw Road and Elder Creek Road contains parking lot lighting typical of industrial uses.

SCENIC HIGHWAY

The project area is not within a viewshed of any designated or eligible local or state scenic highway. Garden Highway is a County designated scenic corridor and is approximately 9.5 miles northwest of the project area. River Road (State Route (SR) 160) is the closest state designated scenic highway, approximately 9.4 miles southwest of the project area.

IMPACT DISCUSSION

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

There are no scenic vistas within or near the project site; therefore, implementation of the project would result in ***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?*

There are no state or locally designated scenic highways in the vicinity of the project site. Therefore, implementation of the project would not impact scenic resources within a state scenic highway. Therefore, there would be ***no impact***.

- 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?*

The project site is within a rural area of the Vineyard community and the surrounding area consists of mostly undeveloped M-1 and IR(SM) zoned properties. However, there are a number of residential and industrial uses adjacent to the project site and in the project vicinity. The project site is zoned similarly and would be allowed to accommodate the development of light industrial uses on the two southern parcels and agricultural uses on the northern parcel. The proposed project would allow for the construction and operation of a heavy equipment auction yard and related administrative office and shop facilities.

Construction

Construction of the project could include the use of heavy construction equipment that may be visible for a few weeks at a time; however, this would be temporary and would be limited to the subject parcels. Additionally, although there are trees on site, none are native or heritage trees contributing to the scenic value of the project site and surrounding area. Therefore, construction activities would have a less than significant impact related to degradation of visual character or quality and construction related visual impacts are ***less than significant***.

Operations

Development of the vacant project site as a heavy equipment auction yard will change the visual character of the subject property. However, the southern half of the site is currently designated for industrial (M1) uses while the northern half of the site is designated as an area reserved for future industrial uses (IR) and the project will allow for development consistent with these designations. Additionally, the project will install landscaping along Elder Creek and Bradshaw roads as well as within the parking lot west of Bradshaw Road. The project will also be required to comply with applicable design guidelines and the project is not expected to substantially degrade the quality of public views. Therefore, the project would not conflict with existing zoning or other regulations governing scenic quality, and 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?*

Construction allowed as a result of the proposed project would be required to be completed during daytime hours; therefore, nighttime construction lighting is not anticipated. The proposed project will have to install parking lot lights and must provide a minimum of 1.0-foot-candle illumination throughout the parking lot consistent with County development standards. Parking lot lights must be angled downward and away from adjoining properties and the public right-of-way. Lights on the buildings are to be bright enough to deter crime but not be a nuisance to adjacent sensitive receptors (such as residential lots). Although additional lighting will be visible from adjacent roadways and properties, the increase in light as a result of this project will not be substantial and would not adversely affect the nighttime views in the area. Therefore, impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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.

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

Based on a review of the 2020 Important Farmland Map for Sacramento County from the California Department of Conservation under the Farmland Mapping and Monitoring Program (FMMP), the project area is designated as Farmland of Local Importance (California Department of Conservation, 2023). Farmland of Local Importance is either currently producing crops or has the capability of production.

The project site and surrounding areas are primarily zoned for light industrial or agricultural uses in the interim until industrial development should occur. There are trees on the project site and within the vicinity of the project site. These trees are sparse and not used for forestry purposes. There are properties in the area with agricultural activity but no large scale farming operations.

REGULATORY SETTING

STATE

CALIFORNIA DEPARTMENT OF CONSERVATION, CALIFORNIA FARMLAND MAPPING AND MONITORING PROGRAM

The California Department of Conservation (CDOC) sponsors the Farmland Mapping and Monitoring Program (FMMP), which was established by the State of California in 1982 to continue the important farmland mapping efforts begun in 1975 by the NRCS. The CDOC categorizes Important Farmlands in California, using modified definitions of the NRCS's categories. The most significant modification is that CDOC Prime and of Statewide Importance Farmlands must be irrigated. In addition, mapping of Grazing Land is unique to California.

- The CDOC FMMP maps are updated every two years with the use of aerial photographs, a computer mapping system, public review, and field reconnaissance. The following list provides a comprehensive description of all the categories mapped by the CDOC (CDOC 2023):
- Prime Farmland — Land that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.
- Farmland of Statewide Importance — Land similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.
- Unique Farmland — Land of lesser quality soils used for the production of the State's leading agricultural cash crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California.

- **Farmland of Local Importance** — Land that is of importance to the local agricultural economy, as defined by each county's local advisory committee and adopted by its board of supervisors. The Sacramento County Board of Supervisors has defined Farmland of Local Importance as lands that do not qualify under the Prime, Statewide, or Unique designation but are currently irrigated crops or pasture or non-irrigated crops; lands that would have Prime or Statewide designation and have been improved for irrigation but are now idle; and lands that currently support confined livestock, poultry operations, and aquaculture (CDOC 2018).
- **Grazing Land** — Land with existing vegetation that is suitable for grazing.
- **Urban and Built-Up Lands** — Land that is used for residential, industrial, commercial, institutional, and public utility structures and for other developed purposes.
- **Other Lands** — Land that does not meet the criteria of any of the previously described categories and generally includes low-density rural developments, vegetative and riparian areas not suitable for livestock grazing, confined-animal agriculture facilities, strip mines, borrow pits, and vacant and non-agricultural land surrounded on all sides by urban development.

CALIFORNIA LAND CONSERVATION ACT OF 1965

The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses. When the County enters into a contract with the landowners under the Williamson Act, the landowner agrees to limit the use of the land to agriculture and compatible uses for a period of at least 10 years, and the County agrees to tax the land at a rate based on the agricultural production of the land rather than its real estate market value. The County has designated areas as agricultural preserves for which the County will enter into contracts for the preservation of the land in agriculture.

CALIFORNIA PUBLIC RESOURCES CODE

Public Resources Code Section 21060.1 defines "agricultural land" as prime farmland, farmland of statewide importance, or unique farmland, as defined by the USDA land inventory and monitoring criteria, as modified for California.

LOCAL

SACRAMENTO COUNTY GENERAL PLAN

The following policies from the Agricultural Element of the Sacramento County 2030 General Plan are applicable to the proposed project.

- AG-5 Projects resulting in the conversion of more than fifty (50) acres of farmland shall be mitigated within Sacramento County, except as specified in the paragraph below, based on a 1:1 ratio, for the loss of the following farmland categories through the specific planning process or individual project entitlement requests to provide in-kind or similar resource value protection (such as easements for agricultural purposes):

- Prime, statewide importance, unique, local importance, and grazing farmlands located outside the USB [Urban Services Boundary as designated by the County];
- Prime, statewide importance, unique, and local importance farmlands located inside the USB.

The Board of Supervisors retains the authority to override impacts to Unique, Local, and Grazing farmlands, but not with respect to Prime and Statewide farmlands. However, if that land is also required to provide mitigation pursuant to a Sacramento County endorsed or approved Habitat Conservation Plan (HCP), then the Board of Supervisors may consider the mitigation land provided in accordance with the HCP as meeting the requirements of this section including land outside of Sacramento County.

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?*

The project site includes land designated as Farmland of Local Importance. The project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, the project as proposed would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, there would be ***no impact***.

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

The project site is located in a rural area consisting of single-family residences, active farmland, and light industrial land uses. The northern parcel, consisting of approximately 25.89-acres, is zoned as Interim Agriculture Reserve, which allows for agricultural uses. However, the project would not conflict with agricultural zoning as the Interim Agricultural Reserve designation is a land use designation for areas in the County reserved for future industrial uses. Additionally, the subject property and surrounding parcels are not under an active Williamson Act contract. Therefore, impacts would be ***less than significant***.

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

The northern project parcel is permitted to contain a variety of agricultural land uses. Additionally, the project site is located in a rural area which includes agricultural uses. However, the project would not introduce incompatible uses in the vicinity of existing agricultural uses as the Interim Agricultural Reserve designation of the project site and surrounding properties is a land use designation for areas in the County reserved for future industrial use. The two (2) southern parcels within the project site, are zoned for light industrial uses. Therefore, impacts would be ***less than significant***.

- 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))?*

The project site includes few trees and is not zoned for forest land uses. The project as proposed would not conflict with existing zoning for, or cause the rezoning of, forest land. Therefore, 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?*

The project site includes non-protected tree species primarily along the property lines. The tree canopy of the project site is sparse. The project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, 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 the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project site is located in a rural area which does include some agricultural uses. However, adjacent parcels containing agricultural uses are zoned as Interim Agriculture Reserve, which is a land use designation for areas in the County reserved for future industrial land uses. The project site is designated as Farmland of Local Importance by the CDOC and, although the project site does not currently support agricultural activities, the project will result in the conversion of farmland to a non-agricultural use. However, the conversion of farmland related to the project would be under 50 acres and mitigation would not be required pursuant to General Plan Policy AG-5. Furthermore, the project site is located within the SSHCP Urban Development Area and is subject to the provisions of the SSHCP and is required to obtain an SSHCP Authorization. Through the SSHCP authorization process, the project will be required to compensate for conversion of land through the payment of landcover conversion fees which will be utilized by the South Sacramento Conservation Agency for the purchase or restoration of land with preserve systems in Sacramento County.. Therefore, impacts would be **less than significant**.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

III. AIRPORTS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
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?				
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ENVIRONMENTAL SETTING

The airport area of influence (AOI) is determined by three sets of boundaries: height standards as defined by the Federal Aviation Administration; noise restrictions determined by California Administrative Code Title 21 Subchapter 6 and further defined by the Sacramento County General Plan of 2005-2030 (General Plan) (Sacramento County, 2011); and airport safety areas as determined by the Airport Land Use Commission. Airport safety areas include three different zones: the clear zone near the end of the runway, approach-departure zone under the takeoff/landing slopes, and the overflight zone under the traffic pattern (Airport Land Use Commission, 1992).

Mather Field is approximately two (2) miles northeast of the project site. This is the closest airport or airstrip to the project site. The AOI for Mather Field does not encompass any part of the project site. The project site is not within the overflight zone or noise contours for any airport.

IMPACT DISCUSSION

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

The closest airport, Mather Field Airport, is located approximately two (2) miles northeast of the project site, and the project site is not within the boundaries of the AOI. The project would not result in a safety hazard for people residing or working in the vicinity of an airport/airstrip. Therefore, the project would have ***no impact***.

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

The project area is located approximately two (2) miles southwest of the Mather Field Airport and is not within the noise contour for any airport. The project would not expose people residing or working in the project area to aircraft noise levels in excess of applicable standards. Therefore, the project would have ***no impact***.

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

The project site is located two (2) miles southwest of the Mather Field Airport and is not within the AOI for any airport or airstrip. The project does not propose the construction of buildings or structures which could affect the safe and efficient use of navigable airspace. Therefore, the project would have ***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?*

Implementation of the project would not increase air traffic levels or change the location of air traffic. There would be no changes to air traffic patterns. Therefore, the project would have ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

None 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.

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

ENVIRONMENTAL SETTING

The proposed project site is within the Sacramento Valley Air Basin (SVAB). The SVAB's frequent temperature inversions result in a relatively stable atmosphere that increases the potential for pollution. Sacramento County is within the Sacramento Federal Nonattainment Area (SFNA) planning boundaries for ozone PM_{2.5} and PM₁₀. The Federal and California Clean Air Acts require Air Quality Plans that consist of attainment plans and maintenance plans. Attainment plans must show how the region will attain air pollutant standards by a certain date and maintenance plans must demonstrate how the region will continue to maintain compliance with a standard. The most recent State Implementation Plan for Ozone was adopted in September 2023. The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for ensuring that emission standards are not violated. Project related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation (**Table IS-1**).

Table IS-1: Air Quality Standards Attainment Status

Pollutant	Attainment with State Standards	Attainment with Federal Standards
Ozone	Non-Attainment (one (1) hour Standard ¹ and eight (8) hour standard)	Non-Attainment, Classification = Severe -15* (eight (8) hour ³ Standards) Attainment (one (1) hour standard ²)
Particulate Matter 10 Micron	Non-Attainment (24-hour Standard and Annual Mean)	Attainment (24-hour standard)
Particulate Matter 2.5 Micron	Attainment (Annual Standard)	Non-Attainment (24-hour Standard) and Attainment (Annual)
Carbon Monoxide	Attainment (one (1) hour and eight (8) hour Standards)	Attainment (one (1) hour and eight (8) hour Standards)
Nitrogen Dioxide	Attainment (one (1) hour Standard and Annual)	Unclassified/Attainment (one (1) hour and Annual)
Sulfur Dioxide ⁴	Attainment (one (1) hour and 24-hour Standards)	Attainment/unclassifiable ⁵
Lead	Attainment (30-Day Standard)	Attainment (three (3) month rolling average)
Visibility Reducing Particles	Unclassified (eight (8) hour Standard)	No Federal Standard
Sulfates	Attainment (24-hour Standard)	No Federal Standard
Hydrogen Sulfide	Unclassified (one (1) hour Standard)	No Federal Standard

1. Per Health and Safety Code (HSC) § 40921.59(c), the classification is based on 1989-1001 data and therefore does not change.

2. Air Quality meets Federal One-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009.

3. For the 1997, 2008 and the 2015 Standard.

4. Cannot be classified

5. Designation was made as part of EPA's designations for the 2010 SO₂ Primary National Ambient Air Quality Standard – Round Three Designation in December 2017

* Designations based on information from <http://www.arb.ca.gov/design/changes.htm#reports>

Source: SMAQMD. "Air Quality Pollutants and Standards". Web. Accessed: January 2, 2025. <http://airquality.org/air-quality-health/air-quality-pollutants-and-standards>

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 (6) air pollutants have been identified by the EPA and CARB as being of concern

both on a nationwide and statewide level: ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead, and particulate matter (PM), which is subdivided into two (2) classes based on particle size – PM equal to or less than 10 micrometers in diameter (PM₁₀) 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 (CAP).”

Health-based air quality standards have been established for criteria air pollutants by EPA at the federal level and by CARB at the state level. These standards are referred to as the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS), respectively. The NAAQS and CAAQS were established to protect the public with a margin of safety from adverse health impacts caused by exposure to air pollution. Both EPA and CARB designate areas of California as “attainment,” “nonattainment,” “maintenance,” or “unclassified” for the various pollutant standards according to the federal Clean Air Act (CAA) and the California CAA (CCAA), respectively.

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 eight (8) hour ozone and 24-hour PM_{2.5} NAAQS. Sacramento County is designated as attainment or unclassified for all other criteria pollutant NAAQS. Sacramento County is currently in nonattainment for the ozone and PM₁₀ CAAQS and in attainment or unclassified for all other pollutants (Sacramento Metropolitan AQMD, 2024).

TOXIC AIR CONTAMINANTS

Toxic air contaminants (TAC) 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 TACs are quite diverse and are generally assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute effect, such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

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, day care 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 in a rural setting surrounded by undeveloped land as well as light industrial, agricultural, and single-family residential land uses. The closest sensitive receptors are two (2) adjacent single-family residences to the northeast, one (1) adjacent single-family residence to the southeast, and one (1) single-family residence to the southwest. Additionally, five (5) single-family residences are located within a quarter mile to the west, and two (2) single-family residences are located within a quarter mile to the east. The closest schools are located more than a half mile from the project site.

REGULATORY SETTING

Air quality in Sacramento County is regulated by several agencies, which include the U.S. Environmental Protection Agency (EPA), California Air Resources Board (ARB), and Sacramento Metropolitan Air Quality Management District (SMAQMD). Each of these agencies develops rules and/or regulations to attain the goals or directives imposed upon them through legislation.

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 PM₁₀ 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 PM₁₀ Maintenance Plan for Sacramento County (Sacramento Metropolitan AQMD, 2021).

SACRAMENTO METROPOLITAN AIR QUALITY RULES AND REGULATIONS

All projects are subject to SMAQMD Rules and Regulations in effect at the time of construction. A full list of the District's Rules and Regulations can be found online at their Rules & Regulations webpage at <https://www.airquality.org/Businesses/Rules-Regulations#09>. Examples of several SMAQMD Rules applicable to the proposed project include Rule 201 – General Permit Requirements, Rule 403 – Fugitive Dust, Rule 422 – Architectural Coatings and Rule 902 – Asbestos (applicable for demolition of buildings).

Because the Sacramento Valley Air Basin is in non-attainment for ozone, PM₁₀ and PM_{2.5}, the SMAQMD requires all projects implement the District's Basic Construction Emission Control Practices (also known as Best Management Practices – BMPs). Compliance and implementation of the BMPs allows for proposed projects to utilize the District's Significance Thresholds for construction and operational emissions, as shown in **Table IS-2**. Otherwise, without the BMPs, any emission above zero (0) pounds per day would be considered significant and inconsistent with SMAQMDs air quality plans.

Table IS-2: SMAQMD Significance Thresholds

	ROG ¹ (lbs/day)	NO _x (lbs/day)	CO (µg/m ³)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
Construction (short-term)	None	85	CAAQS ²	80 ^{3*}	82 ^{3*}
Operational (long-term)	65	65	CAAQS	80 ^{3*}	82 ^{3*}

1. Reactive Organic Gas

2. California Ambient Air Quality Standards

3*. Only applies to projects for which all feasible best available control technology (BACT) and best management practices (BMPs) have been applied. Projects that fail to apply all feasible BACT/BMPs must meet a significance threshold of zero (0) lbs/day.

SMAQMD has developed a screening level to assist in determining NO_x emissions (an ozone precursor) from constructing a project in Sacramento County will exceed SMAQMD's construction significance thresholds. The screening level was developed by the SMAQMD, using default construction inputs into the California Emissions Estimator Model (CalEEMod). Based on the modeling, projects that are 35 acres or less in size are generally considered to not exceed construction NO_x emissions.

Furthermore, construction projects that incorporate BMPs do not exceed the screening level of 35 acres or more in size, and meets all the limitations listed below, will be considered to have a less than significant impact on air quality, as it related to both ozone precursors (NO_x) and particulate matter ($\text{PM}_{2.5}$ and PM_{10}). The limitations stipulate that the project cannot include any of the following:

- Include buildings more than four (4) stories tall;
- Include demolition activities;
- Include major trenching activities;
- Have a construction schedule that is unusually compact, fast paced, or involve more than two (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); and
- Require import or export of soil materials that will require a considerable amount of haul truck activity.

To allow the use of non-zero PM_{10} and $\text{PM}_{2.5}$ thresholds of significance, the SMAQMD recommends lead agencies require implementation of the following Basic Construction Emission Control Practices (BCECPs) for all land use development projects (SMAQMD 2020a).

- Water all exposed surfaces two (2) times daily. Exposed surfaces include, but are not limited to, soil piles, graded areas, unpaved parking areas, staging areas, and access roads;
- Cover or maintain at least two (2) 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 trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;
- Limit vehicle speeds on unpaved roads to 15 miles per hour (MPH);
- All roadways, driveways, sidewalks, and parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Minimize idling time by either shutting equipment off when not in use or reducing time of idling to five (5) minutes. Provide clear signage that posts this requirement for workers at the entrances to the site; and,
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

IMPACT DISCUSSION

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

Air quality plans describe air pollution control strategies to be implemented to bring an area that does not attain the NAAQS or CAAQS into compliance with those standards, or to maintain existing compliance with those standards, pursuant to the requirements of the CAA and CCAA. SMAQMD has adopted air quality plans pursuant to regulatory requirements under EPA and CARB. The 2017 and 2023 regional air quality management plans represent the most recent plans developed to describe and demonstrate how the Sacramento Federal Ozone Nonattainment Area (SFNA) is meeting requirements for ozone under the federal CAA in demonstrating reasonable further progress and attainment of the NAAQS for the 2008 8-hour ozone standard and 2015 8-hour ozone standard, respectively (Sacramento Metropolitan AQMD, 2017; Sacramento Metropolitan AQMD, 2023a). For particulate matter, SMAQMD developed the PM_{2.5} Maintenance Plan and Redesignation Request (Sacramento Metropolitan AQMD, 2013) to address how the region attained and would continue to attain the 24-hour PM_{2.5} standard and the PM₁₀ Implementation/Maintenance Plan and Redesignation Request for Sacramento County (Sacramento Metropolitan AQMD, 2010).

As documented in the SMAQMD CEQA Guide, the recommended mass emissions thresholds for ozone precursors correlate to the NO_x and ROG reductions from heavy-duty vehicles and land use project emission reduction requirements committed to in the ozone attainment plans; therefore, projects whose emissions would be less than the recommended thresholds of significance for criteria air pollutants would not conflict with or obstruct implementation of applicable air quality plans related to the attainment of ozone. Similarly, the mass emissions thresholds for PM correlate to the SMAQMD's permitting offset trigger levels, which prevents deterioration of ambient air quality and ensures projects do not worsen the region's attainment status (SMAQMD 2020a). Therefore, projects whose emissions do not exceed the recommended PM thresholds of significance would also not conflict with or obstruct implementation of the applicable air quality plans related to PM.

Regardless of a project's significance determination under CEQA, all projects must implement SMAQMD's Basic Construction Emission Control Practices (aka BMPs). Provided the proposed project implements the BMPs, the screening level described in the regulatory setting above can be used to determine if the project will exceed the SMAQMD significance threshold shown in **Table IS-2**.

The proposed project would result in the generation of emissions during construction and operation activities as described below. An Air Quality and Greenhouse Gas Emissions Assessment was prepared for the project by Marc Papineau Environmental Service dated December 18, 2024 (Appendix A).

Construction Emissions

Construction related emissions, including ROG, NO_x, CO, SO₂, PM₁₀, and PM_{2.5}, result from construction equipment exhaust, fugitive dust from land clearing, earthmoving activities, and wind erosion of exposed soils. Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. The project's construction emissions were estimated using the CalEEMod2022 model and are shown in **Table IS-3**.

Table IS-3: Estimated Maximum Daily Construction Emissions

Pollutant	Project Construction Emissions	SMAQMD Thresholds of Significance ²
Reactive Organic Gases (ROG)	25.6 pounds per day	None
Nitrogen Oxide (NO _x)	55.0 pounds per day	85 pounds per day
Carbon Monoxide (CO)	49.7 pounds per day	None
Sulfur Dioxide (SO ₂)	0.13 pounds per day	None
Coarse Particulate Matter (PM ₁₀) ^{3,4}	22.3 pounds per day	80 (0) pounds per day
Fine Particulate Matter (PM _{2.5}) ^{3,4}	11.5 pounds per day	82 (0) pounds per day

Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SMAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include sweeping/cleaning adjacent roadway access areas daily, water exposed surfaces twice daily, and limit speeds on unpaved roads to 15 miles per hour. Emissions taken of the season, summer or winter, with the highest outputs. Building construction, paving and painting assumed to occur simultaneously.

*= The allowable threshold level is zero (0) pounds/day or zero (0) tons/year unless all SMAQMD recommended BACT/BMP are implemented.

As shown in Table IS-3, project related construction emissions are below SMAQMD thresholds of significance. However, this conclusion requires implementation of the BMPs; therefore, Mitigation Measure AQ-1 requiring implementation of SMAQMD's BMPs has been included to ensure that the project does not conflict or obstruct implementation of adopted State Implementation Plans or other air quality standards and impacts are ***less than significant with mitigation***.

Operational Emissions

Implementation of the project would result in long-term operational emissions of criteria air pollutants such as PM₁₀, PM_{2.5}, CO, and SO₂ as well as ozone precursors such as ROG and NO_x. Project-generated increases in emissions would be predominantly associated with motor vehicle use. The PM₁₀ and PM_{2.5} non-zero thresholds are reliant on the implementation of the SMAQMD's BACT/BMPs for land use development project operations. The project's operational emissions were estimated using the CalEEMod2022 model and are shown in Table IS-4.

Table IS-4: Estimated Maximum Daily Operational Emissions

Pollutant	Project Construction Emissions ¹	SMAQMD Thresholds of Significance ²
Reactive Organic Gases (ROG)	3.26 pounds per day	65 pounds per day
Nitrogen Oxide (NO _x)	3.06 pounds per day	65 pounds per day
Carbon Monoxide (CO)	15 pounds per day	None
Sulfur Dioxide (SO ₂)	0.03 pounds per day	None
Coarse Particulate Matter (PM ₁₀) ^{3,4}	18.90 pounds per day	80 (0) pounds per day
Fine Particulate Matter (PM _{2.5}) ^{3,4}	2.23 pounds per day	82 (0) pounds per day

As shown in the table above, the project will not exceed emissions significance thresholds during the operational period with implementation of SMAQMD's BACT/BMPs which are

included in Mitigation Measure AQ-1. Since the emissions of the proposed project are significantly below the operational thresholds adopted by SMAQMD, impacts associated with operational emissions are considered ***less than significant with mitigation***.

- 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?*

As discussed in a) above, with implementation of Mitigation Measure AQ-1, emissions of criteria air pollutants and precursors would not exceed the SMAQMD significance thresholds. The project will not exceed construction or operational emission thresholds established by SMAQMD and the project will not result in a considerable net increase in any criteria pollutant for which the region is in non-attainment. As such, the project will not result in a cumulatively considerable new increase of any criteria pollutant for which the region is in non-attainment. Impacts are considered ***less than significant with mitigation***.

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

Health Effects Screening

SMAQMD has published procedures and instructions for estimating potential health risks that could result from the operational emissions of ROG, NO_x, and PM_{2.5} of a proposed project. SMAQMD's Instructions for Sac Metro Air District Minor Project and Strategic Area Project Health Effects Screening Tools (SMAQMD's Instructions) provides three (3) options for analyzing projects: small projects may use the Minor Project Health Screening Tool, while larger projects may use the Strategic Area Project Health Screening Tool, and practitioners have the option to conduct project-specific modeling.

Both the Minor Project Health Screening Tool and Strategic Area Project Health Screening Tool are based on the maximum thresholds of significance adopted within the five (5) air district regions contemplated within SMAQMD's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District (SMAQMD's Friant Guidance; October 2020). The air district thresholds considered in SMAQMD's Friant Guidance included thresholds from SMAQMD as well as the El Dorado County Air Quality Management District, the Feather River Air Quality Management District, the Placer County Air Pollution Control District, and the Yolo Solano Air Quality Management District. The highest allowable emission rates of NO_x, ROG, PM₁₀, and PM_{2.5} from the five (5) air districts is 82 pounds per day (lbs/day) for all four (4) pollutants.

The Minor Project Health Screening Tool is intended for use by projects that would result in emissions at or below 82 lbs/day, while the Strategic Area Project Health Screening Tool is intended for use by projects that would result in emissions between two (2) and eight (8) times greater than 82 lbs/day. The Strategic Area Project Screening Model was prepared by SMAQMD for five (5) locations throughout the Sacramento region for two (2) scenarios: two (2) times and eight (8) times the threshold of significance level (2xTOS and 8xTOS). The corresponding emissions levels included in the model for 2xTOS were 164 lbs/day for ROG and NO_x, and 656 lbs/day under the 8xTOS for ROG and NO_x (SMAQMD 2020).

As noted in SMAQMD's Friant Guidance, "each model generates conservative estimates of health effects, for two (2) reasons: The tools' outputs are based on the simulation of a full year of exposure at the maximum daily average of the increases in air pollution concentration...

[and] [t]he health effects are calculated for emissions levels that are very high” (SMAQMD 2020).

The model derives the estimated health risk associated with operation of a project based on increases in concentrations of ozone and PM_{2.5} that were estimated using a photochemical grid model (PGM). The concentration estimates of the PGM are then applied to the U.S. Environmental Protection Agency’s Benefits Mapping and Analysis Program (BenMAP) to estimate the resulting health effects from concentration increases. PGMs and BenMAP were developed to assess air pollution and human health impacts over large areas and populations that far exceed the area of an average land use development project. These models were never designed to determine whether emissions generated by an individual development project would affect community health or the date an air basin would attain an ambient air quality standard. Rather, they are used to help inform regional planning strategies based on cumulative changes in emissions within an air basin or larger geography.

It must be cautioned that within the typical project-level scope of CEQA analyses, PGMs are unable to provide precise, spatially defined pollutant data at a local scale. In addition, as noted in SMAQMD’s Friant Guidance, “BenMAP estimates potential health effects from a change in air pollutant concentrations but does not fully account for other factors affecting health, such as access to medical care, genetics, income levels, behavior choices such as diet and exercise, and underlying health conditions” (2020). Thus, the modeling conducted for the health risk analysis is based on imprecise mapping and only takes into account one (1) of the main public health determinants (i.e., environmental influences).

Discussion of Project Impacts: Criteria Pollutant Health Risks

Since the project was below the daily operational thresholds for criteria air pollutants, the Minor Project Health Screening Tool was used to estimate health risks. The results are shown in **Table IS-5** and **Table IS-6**.

Table IS-5: PM_{2.5} Health Risk Estimates

PM _{2.5} Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Emergency Room Visits, Asthma	0 - 99	0.96	0.89	0.0048%	18,419
Hospital Admissions, Asthma	0 - 64	0.064	0.059	0.0032%	1,846
Hospital Admissions, All Respiratory	65 - 99	0.31	0.27	0.0014%	19,644
Cardiovascular					
Hospital Admissions, All Cardiovascular (less Myocardial Infarctions)	65 - 99	0.17	0.016	0.00065%	24,037
Acute Myocardial Infarction, Nonfatal	18 - 24	0.000083	0.000074	0.0020%	4
Acute Myocardial Infarction, Nonfatal	25 - 44	0.0073	0.0069	0.0022%	308
Acute Myocardial Infarction, Nonfatal	45 - 54	0.018	0.017	0.0023%	741
Acute Myocardial Infarction, Nonfatal	55 - 64	0.029	0.018	0.0022%	1,239
Acute Myocardial Infarction, Nonfatal	65 - 99	0.11	0.10	0.0020%	5,052
Mortality					
Mortality, All Cause	30 - 99	2.0	1.8	0.0041%	44,766
Notes:					
1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function.					

2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or “background health incidence”) values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region.
3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP.
4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.
5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*.

Table IS-6: Ozone Health Risk Estimates

Ozone Health Endpoint	Age Range ¹	Incidences Across the Reduced Sacramento 4-km Modeling Domain Resulting from Project Emissions (per year) ^{2,5}	Incidences Across the 5-Air-District Region Resulting from Project Emissions (per year) ²	Percent of Background Health Incidences Across the 5-Air-District Region ³	Total Number of Health Incidences Across the 5-Air-District Region (per year) ⁴
		(Mean)	(Mean)		
Respiratory					
Hospital Admissions, All Respiratory	65 - 99	0.071	0.057	0.00029%	19,644
Emergency Room Visits, Asthma	0 - 17	0.33	0.28	0.0048%	5,859
Emergency Room Visits, Asthma	18 - 99	0.29	0.22	0.0018%	12,560
Mortality					
Mortality, Non-Accidental	0 - 99	0.044	0.037	0.00012%	30,386
Notes:					
1. Affected age ranges are shown. Other age ranges are available, but the endpoints and age ranges shown here are the ones used by the USEPA in their health assessments. The age ranges are consistent with the epidemiological study that is the basis of the health function. 2. Health effects are shown in terms of incidences of each health endpoint and how it compares to the base (2035 base year health effect incidences, or “background health incidence”) values. Health effects are shown for the Reduced Sacramento 4-km Modeling Domain and the 5-Air-District Region. 3. The percent of background health incidence uses the mean incidence. The background health incidence is an estimate of the average number of people that are affected by the health endpoint in a given population over a given period of time. In this case, the background incidence rates cover the 5-Air-District Region (estimated 2035 population of 3,271,451 persons). Health incidence rates and other health data are typically collected by the government as well as the World Health Organization. The background incidence rates used here are obtained from BenMAP. 4. The total number of health incidences across the 5-Air-District Region is calculated based on the modeling data. The information is presented to assist in providing overall health context.					

5. The technical specifications and map for the Reduced Sacramento 4-km Modeling Domain are included in Appendix A, Table A-1 and Appendix B, Figure B-2 of the *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*.

Again, it is important to note that the “model outputs are derived from the numbers of people who would be affected by [the] project due to their geographic proximity and based on average population through the Five-District-Region. The models do not take into account population subgroups with greater vulnerabilities to air pollution, except for ages for certain endpoints” (Sacramento Metropolitan AQMD, 2020). Therefore, it would be misleading to correlate the levels of criteria air pollutant and precursor emissions associated with project implementation to specific health outcomes. While the effects noted above could manifest in individuals, actual effects depend on factors specific to each individual, including life stage (e.g., older adults are more sensitive), preexisting cardiovascular or respiratory diseases, and genetic polymorphisms. Even if this specific medical information was known about each individual, there are wide ranges of potential outcomes from exposure to ozone precursors and particulates, from no effect to the effects listed in the tables. Ultimately, the health effects associated with the project, using the SMAQMD guidance “are conservatively estimated, and the actual effects may be zero” (Sacramento Metropolitan AQMD, 2020).

Toxic Air Contaminants and Project Contributions to Lifetime Cancer Risk and Chronic Health Effects

The Air Quality and Greenhouse Gas Assessment prepared for the project included an evaluation of project contributions to added lifetime cancer risk and chronic health effects related to the generation of diesel particulate matter from transport vehicles dropping off or picking up auction equipment and engine run ups and toxic air contaminants such as benzene and ethylbenzene emitted during gasoline dispensing and loading. To evaluate potential impacts to sensitive receptors (adjacent residential uses) a screening-level health risk assessment was completed using the diesel internal combustion engine (DICE) and gasoline dispensing facility (GDF) risk screening tools developed by the California Air Resources Board and California Air Pollution Control Officers Association. The maximum estimated incremental health effects related to the project are detailed in **Table IS-7**.

Table IS-7: Project Contributions to Added Lifetime Cancer Risk and Chronic Health Effects

Receptor ID	Description	Source-Receptor Separation Distance (m)	Added Lifetime Cancer Risk	Non-Cancer Chronic Hazard index
Yard engine run ups and transport travel				
R1	Off-site resident	210	0.9	0
R2	Off-site resident	240	0.8	0
W1	On-site office	108	0.2	0
W2	On-site shop	120	0.2	0
Gasoline dispensing				
R1	Off-site resident	150	0.01	0
R2	Off-site resident	105	0.01	0
W1	On-site office	135	0.00	0
W2	On-site shop	17	0.02	0
Maximum Combined health risk				
MEIR R1	Off-site resident	210(yard), 150 (fuel)	0.91	0
MEIW W2	On-site shop	120 (yard), 17 (fuel)	0.22	0
Threshold Limits			10 in one million	1
Less than threshold limit?			yes	yes
<u>Sources:</u> DICE Risk Tool with yard engine runups and transport travel GDF Risk Lookup Tool with 18,000 gallon annual gasoline throughput, maximum 100 gallons/hour dispensing, and 500 gallon per hour loading.				

As shown in **Table IS-7** added lifetime cancer risk does not exceed the SMAQMD threshold limit of 10 in one million and chronic hazard indices would not exceed the SMAQMD threshold of one (1). Project operations would not expose sensitive receptors to substantial diesel particulate matter, benzene, ethylbenzene, or other volatile TAC concentrations. Therefore, impacts are ***less than significant***.

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

During construction, the proposed project would generate objectionable odors in the form of diesel exhaust in the immediate vicinity of the site. However, these emissions are short-term in nature and will rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Additionally, odors would be localized and generally confined to the construction area. Therefore, construction odors would not adversely affect a substantial number of people to odor emissions.

The project includes the installation of a 2,500 gallon diesel fuel above ground storage tank and a 500 gallon gasoline above ground storage tank for the re-fueling of auctioned equipment

prior to being transported by buyers which could be considered a source of unpleasant odors by some. The installation and use of the fuel storage tanks of 250 gallons or more is subject to review and approval from the Sacramento Air Quality Management District (SMAQMD) and fuel dispensing operations will require an Authority to Construct and a Permit to Operate from SMAQMD. Additionally, SMAQMD has stringent requirements for the control of gasoline vapor emissions from gasoline-dispensing facilities per SMAQMD Rules 448 and 449. The proposed project would also be required to comply with SMAQMD Rule 402 – which prohibits the discharge from any source that causes injury, detriment, nuisance, or annoyance to a considerable number of persons – to prevent occurrences of public nuisances. Adherence to these rules related to operational odor emissions impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

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

AQ-1: BASIC CONSTRUCTION EMISSIONS CONTROL PRACTICES

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

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two (2) times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two (2) 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 power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling from both on-road 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 (5) minutes [California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.

- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1].
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

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?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

The project site is within a rural area consisting of light industrial, agricultural, and single-family residential land uses located in the central part of unincorporated Sacramento County. The

subject property is vacant, relatively flat with an elevation ranging from approximately 60 to 65 feet above mean sea level and had been previously used for row crops and cattle grazing.

Biological resources information for this section is derived from the Biological Resources Analysis Report dated March 24, 2024, Habitat Assessment dated June 4, 2025, and US Army Corps of Engineers Jurisdictional Delineation (Delineation) dated March 2024 prepared for the project by Olberding Environmental, Inc. The project site is made up of predominantly non-native annual grassland and contains a number of aquatic resources. According to the assessments prepared for the project, the subject property contains 14 seasonal wetlands scattered across the property as well as eight (8) Black Walnut (*Juglans californica*) and 11 Blue Gum trees (*eucalyptus globulus*). Additionally, there are several trees which are less than six (6) inches in diameter at breast height (dbh) located along the southern property line of APN: 063-0130-019-0000. The assessments also indicated that an active burrowing owl nest was located on the subject property during a site survey during June of 2025.

The project site is within the South Sacramento Habitat Conservation Plan (SSHCP) Urban Development Area (UDA) and the proposed project is considered a covered activity by the SSHCP. Therefore, the project must comply with the provisions of the SSHCP. According to the baseline habitat mapping included in the SSHCP the project site contains approximately 21.75 acres of Cropland, 22.41 acres of Valley Grassland and 2.14 acres of Low Density Development landcover types.

AQUATIC RESOURCES

The delineation prepared for the project identified a total of 14 seasonal wetland areas ranging from less than 0.01 acre to over 1.2 acre in size totaling 3.82 acres. The largest of the 14 seasonal wetlands are located near the northern and southern property lines, with the smallest being located in the east central portion of the site. Each of the seasonal wetland features identified contained areas of ponding water ranging from one (1) inch deep to approximately 10 inches deep. One feature, SW 9, has been artificially excavated to a depth of over eight (8) feet (**Plate IS-6**).

SSHCP Landcover Type

As noted above, the baseline habitat mapping for the SSHCP shows that the site contains Cropland, Valley Grassland and Low Density Development landcover types (**Plate IS-7**). However, the landcover types outlined in the baseline map are an interpretation of habitat based on remote sensing analysis over a number of years prior to adoption of the SSHCP. These landcovers are intended to serve as a guide as to what may be present on the project site and are intended to be updated. Site specific survey results, as detailed in the habitat assessment prepared for the project, found the project site contains 41.08 acres of Valley Grassland, 3.82 acres of Seasonal Wetland and 1.79 acres of Disturbed SSHCP landcover types. The surveyed landcover types across the site are shown in **Plate IS-8**.

The SSHCP includes specific classifications for landcovers in and the Seasonal Wetland covertype is described as aquatic habitat that does not provide suitable habitat for vernal pool crustaceans. The habitat assessment prepared for the project indicates that numerous aquatic invertebrates were observed within many of the aquatic features present on the project site and concluded there is potential for vernal pool fairy shrimp, mid valley fairy shrimp, vernal pool tadpole shrimp and Ricksecker's water scavenger beetle to occur on the subject property. Therefore, many, if not all, of the identified seasonal wetland features onsite will be classified as

vernal pools through the SSHCP authorization process and will require compensation applicable to the conversion of the SSHCP Vernal Pool landcover type.

SPECIAL STATUS SPECIES

Special status species that may be located on the project site were identified in the Biological Resources Analysis Report prepared for the project and refined in the subsequent Habitat Assessment. The biological resources reports included a review of the US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), The California Natural Diversity Database (CNDDDB), and the California Native Plant Society (CNPS) website and included site surveys conducted on February 13, 2024, and June 3, 2025.

There are 27 CNDDDB occurrences of vernal pool fairy shrimp within five (5) miles of the property, with the nearest occurrence located approximately one (1) mile south of the project site. There are 13 CNDDDB occurrences of mid-valley fairy shrimp within five (5) miles of the site, with the nearest occurrence located approximately two (2) miles to the northeast. There is one (1) CNDDDB occurrence of Ricksecker's water scavenger beetle within five (5) miles of the site, with the closest occurrence located approximately 2.7 miles northeast. There are 41 CNDDDB occurrences of vernal pool tadpole shrimp within five (5) miles of the site, with the closest occurrence located approximately one (1) mile to the northeast. There are four (4) CNDDDB occurrences of western spadefoot toad within five (5) miles of the site, with the closest occurrence overlapping the northern portion of the project site. There are 28 CNDDDB occurrences of tricolored blackbird within five (5) miles of the property, with the nearest occurrence located just over a quarter mile south. There are 13 CNDDDB occurrences of burrowing owl within five (5) miles of the site, with the closest occurrence located less than a mile to the northeast. There are seven (7) CNDDDB occurrences of Swainson's hawk within five (5) miles of the site, with two occurrences located approximately 1.7 miles. There are four (4) CNDDDB occurrences of white-tailed kite within five (5) miles of the site, with the closest occurrence located less than a mile southeast.

Plate IS-7: SSHCP Baseline Landcover

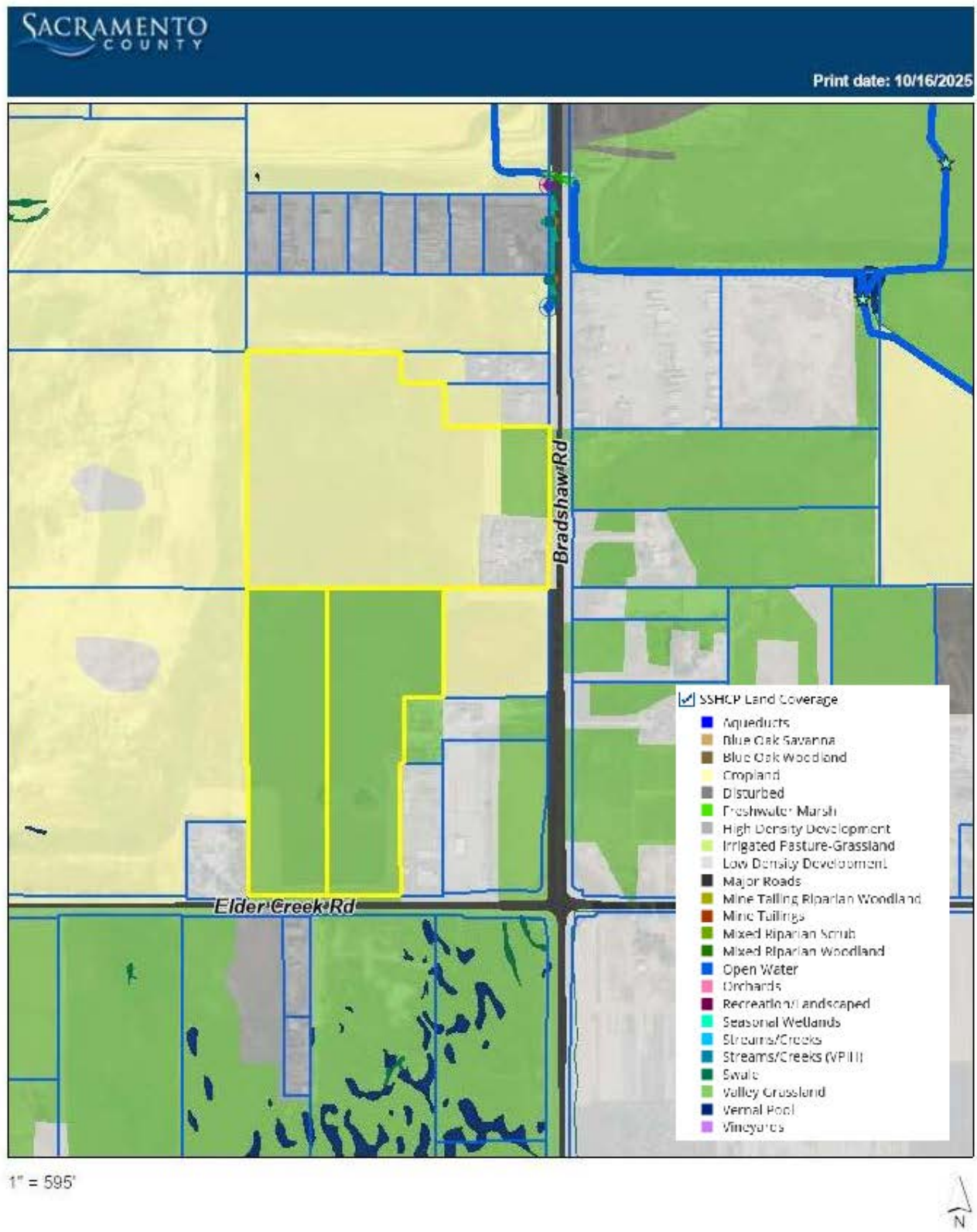


Plate IS-8: Surveyed Landcover¹

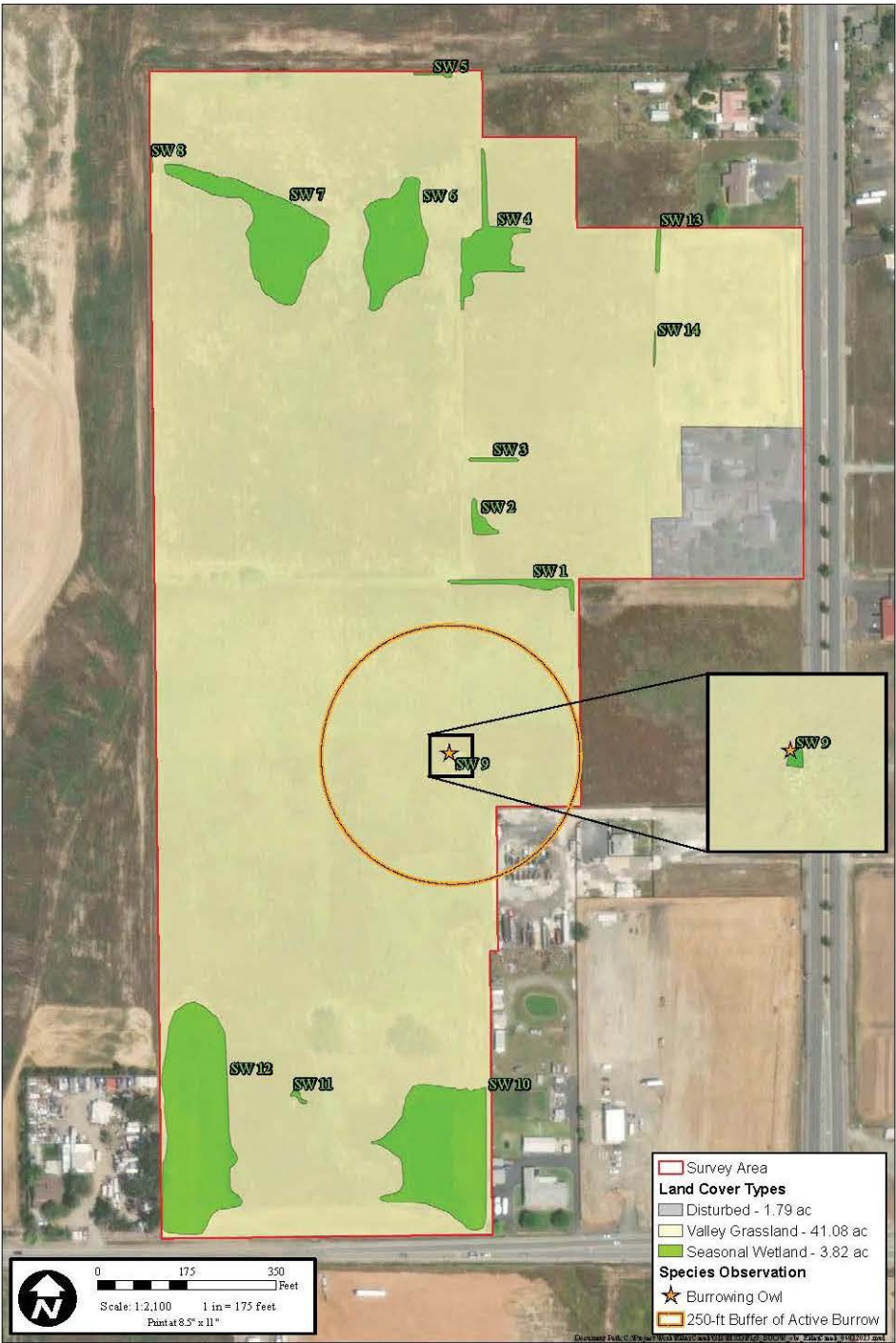


Figure 5: Site Assessment Map
Elder Creek Property
Sacramento County, California

Revised Date: 06/02/2023

¹ Note that the Seasonal Wetlands identified in this Plate have not been cross-walked against the landcover definitions in the SSHCP. Through the permitting process, Seasonal Wetlands may be more appropriately classified and mitigated as Vernal Pool.

Site surveys conducted for the project, as detailed in the biological resources analysis report prepared for the project, identified the potential for six (6) special status species to be located on the project site and identified that the project site provides suitable foraging habitat for three (3) additional raptor species (Error! Not a valid bookmark self-reference.). It was determined that there is no potential for special-status plants to occur on site due to a lack of appropriate habitat and the distance of known occurrences. It should be noted that the potential for occurrence for the western burrowing owl was updated based on the habitat re-assessment prepared for the project and the potential for occurrence for Crotch's bumble bee was added to this document based on the available on-site habitat for the species and documented occurrences in the project vicinity as shown in the CNDDDB.

TREE INVENTORY

Olberding Environmental prepared a tree survey of the project site and identified the species, size, and location of onsite trees (see **Plate IS-9**). The survey found eight (8) black walnut (*Juglans californica*) along the northern property line and 11 blue gum trees (*Eucalyptus globulus*) within the southern portion of the project site. Additionally, there are several black walnut trees which are less than six (6) inches in diameter at breast height (dbh) centrally located on the subject property

Table IS-8: Special Status Wildlife Species and Potential for Occurrence

Common Name (Scientific Name)	Status (Fed/State/Other)	Habitat Area Required	On-Site Potential	Status On-Site
Crotch's Bumble Bee (<i>Bombus crotchii</i>)	--/CE/--	Marshes, swamps, alkaline and mesic areas of valley and foothill grasslands, and vernal pools	Mesic areas of grasslands and vernal pools occur within the project site, but no CNDDB occurrences within five (5) miles	May Occur
Conservancy Fairy Shrimp (<i>Branchinecta conservation</i>)	E/E/--	Ephemeral and vernal pools of fresh, turbid water	Vernal pool features do not contain turbid water; no CNDDB occurrences within five (5) miles	Presumed Absent
Vernal Pool Fairy Shrimp (<i>Branchinecta lynchi</i>)	T/--/SSHCP	Small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools	Vernal pools occur in the area of the project site, with 27 CNDDB occurrences within five (5) miles	May Occur
Mid-valley Fairy Shrimp (<i>Branchinecta mesovallensis</i>)	--/--/SSHCP	Shallow ephemeral pool depressions within grasslands and lower elevation foothills	Vernal pools occur in the area of the project site, with 13 CNDDB occurrences within five (5) miles	May Occur
Monarch Butterfly (<i>Danaus plexippus</i>)	C/--/--	Forested groves from Mendocino County to south to Baja Mexico. Commonly use Eucalyptus, Monterrey Pine, and Monterrey Cypress trees	Required habitat not found on project site or surrounding area	Presumed Absent
Valley Elderberry Longhorn Beetle (<i>Desmocerus californicus dimorphus</i>)	T/--/SSHCP	Only found in association with its host plant, elderberry	Required habitat not found on the project site or within the surrounding area	Presumed Absent
Ricksecker's Water Scavenger Beetle (<i>Hydrochara rickseckeri</i>)	--/--/SSHCP	Ponds, streams, ditches, and salt marshes	Seasonal wetlands provide marginal habitat, one (1) CNDDB occurrence within five (5) miles	May Occur
Vernal Pool Tadpole Shrimp	E/--/SSHCP	A variety of natural and artificial seasonally ponded	Vernal pools occur within the area surrounding the	May Occur

(<i>Lepidurus packardii</i>)		habitats including vernal pools, swales, ephemeral drainages, stock ponds, reservoirs, ditches, backhoe pits, and tire ruts	project site, 41 CNDDB occurrences within five (5) miles	
California Tiger Salamander – Central California DPS (<i>Ambystoma californiense</i> pop. 1)	T/T/SSHCP	Vernal pools or similar wetlands and rodent burrows	The vernal pools in the area of the project site do not appear deep enough to support this species, no CNDDB occurrences within a five (5) mile area	Presumed Absent
Western Spadefoot (<i>Spea hammondi</i>)	PT/--/SSC, SSHCP	Vernal pools, grasslands, alkali flats, and playas; breeds in rain pools, puddles, vernal pools, tire ruts, etc.	The seasonal wetlands on-site and similar riparian features in the surrounding area provides suitable breeding habitat, four (4) CNDDB occurrences within five (5) miles	May Occur
Western Pond Turtle (<i>Actinemys marmorata</i>)	--/--/SC, SSHCP	Permanent water ponds, streams, and irrigation ditches. Nests on sandy banks or grassy fields	Required habitat not found on the project site or within the surrounding area	Presumed Absent
Giant Garter Snake (<i>Thamnophis gigas</i>)	T/T/SSHCP	Agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands	Required habitat not found on the project site or within the surrounding area	Presumed Absent
Cooper's Hawk (<i>Accipiter cooperii</i>)	--/--/WL, SSHCP	Nests in oak woodlands, coniferous forests, and riparian corridors, most often in dense stands; often hunts on edges between habitats	Only scattered trees within the project site and the surrounding area does not provide suitable nesting habitat	Not Likely to Occur

Tricolored Blackbird (<i>Agelaius tricolor</i>)	--/T/SSC, SSHCP	Nests within seasonal wetland marshes , blackberry brambles or other protected substrates; forages in annual grassland and wetland habitats	Nesting habitat does not occur within the Survey Area; Foraging habitat occurs among grassland; 28 CNDDDB occurrences within five (5) miles	May occur in a foraging capacity
Burrowing Owl (<i>Athene cunicularia</i>)	--/--/SSC, SSHCP	Dry open annual or perennial grassland, desert, and scrubland; uses abandoned mammal burrows for nesting	Mammal burrows are located throughout the project site . active nest observed June 3, 2025.	Known to Occur
Golden Eagle (<i>Aquila chrysaetos</i>)	--/--/FP, WL	May build nests in trees, on the ground, or in human-made structures; live in open and semi-open country avoiding developed areas and uninterrupted stretches of forest	Required habitat not found within the project site and surrounded area	Presumed Absent
Swainson's Hawk (<i>Buteo swainsoni</i>)	--/T/SSHCP	Nests in riparian areas and in oak savannah near foraging areas; forages in alfalfa and grain fields with rodent populations	Nesting habitat does not occur within the project site and surrounding area; grassland provides foraging habitat; within SSHCP modeled habitat; seven (7) SNDDDB occurrences within five (5) miles	May occur in a foraging capacity
Ferruginous Hawk (<i>Buteo regalis</i>)	--/--/WL, SSHCP	Semiarid grasslands with few trees, rocky outcrops, and open valleys; also, along stream or in agricultural areas during migration	Marginal foraging habitat present in open grassland, but no rocky outcrops, open valleys, or streams	Not Likely to Occur
Northern Harrier (<i>Circus hudsonius</i>)	--/--/SSC	Nests in grasslands and marshlands, on ground in shrubby vegetation usually at marsh edge,	Marginal foraging habitat present, no nearby CNDDDB occurrences, but SSHCP	Not Likely to Occur

		ground nesting bird; nest and forage in grasslands	occurrences over three (3) miles southeast	
White-tailed Kite (<i>Elanus leucurus</i>)	--/--/FP, SSHCP	Various grassland habitats, urban land, oak woodlands with grassland for foraging; nest in trees and shrubs such as willows, California sycamore, and Coast live oak often near marshes, lakes, rivers, or ponds	Nesting habitat not found within the project site and surrounding area; may forage among grassland areas, four (4) CNDDDB occurrences within five (5) miles	May Occur in a Foraging Capacity
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	--/--/SSC, SSHCP	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches; builds nests on stable branches in densely foliated shrubs or trees	Project site contains few perches and no nesting habitat, no CNDDDB occurrences, but SSHCP occurrences within three (3) miles	Not Likely to Occur
Yellow-headed Blackbird (<i>Xanthocephalus xanthocephalus</i>)	--/--/SSC	Breed in wetlands in prairies, mountain meadows, and shallow areas of marshes, ponds and rivers; nest in cattails, bulrush, or reeds; forage in grasslands, croplands, or savannah	Nesting habitat not found within the project site or surrounding area, nearest CNDDDB occurrence is nine (9) miles southwest and from 1899	Presumed Absent
Bank Swallow (<i>Riparia riparia</i>)	--/T/--	Habitat includes open and partial open areas near flowing water. Nests are in steep sand, dirt, or gravel banks, in burrows dug near the top of banks.	Required habitat not found within survey area.	Presumed Absent
Pallid Bat (<i>Antrozous pallidus</i>)	--/--/SSC	Forages in grasslands, shrublands, deserts, forests, and woodlands;	Nearest CNDDDB occurrence is 13 miles north and from 1941; nearest recent sighting is 30	Not Likely to Occur

		roosts in rock crevices, caves, tree hollows, and artificial structures	miles northeast. No roosting habitat is present on site.	
Western Red Bat (<i>Lasiurus blossevillii</i>)	--/--/SSC, SSHCP	Roosts in forests and woodlands; feeds in grasslands, shrublands, open woodlands and forests and croplands	No roosting habitat; marginal foraging habitat, no nearby CNDDDB occurrences; SSHCP occurrences of unknown date three (3) miles from project site	Not Likely to Occur
American Badger (<i>Taxidea taxus</i>)	--/--/SSC, SSHCP	Shrub, forest, and herbaceous habitats	Property contains no suitable habitat	Presumed Absent

1. Special-status plants and animals as reported by the California Natural Diversity Data Base, California Native Plant Society, and other background research February 2024.

2. Order of Codes for Plants - Fed/State/CNPS

Order of Codes for Animals - Fed/State/CDFW

Codes:

E - Federally/State Listed as an Endangered Species

T - Federally/State Listed as a Threatened Species

C - Species listed as a Candidate for Federal Threatened or Endangered Status

CE - Candidate for State Endangered Status

PT - Petition for Federal listing of Threatened Status

SSC - California Species of Special Concern

DL - Delisted

FP - State Fully Protected

WL - State Watch List

SSHCP - South Sacramento Habitat Conservation Plan Covered Species

S2 - Imperiled: Imperiled in the state because of rarity due to very restricted range, very few populations, steep declines, or other factors. S3 -

Vulnerable: Vulnerable in the state due to a restricted range, relatively few populations, recent and widespread declines, or other factors. 1A -

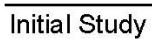
CNPS Plants presumed extinct in California.

1B - California Native Plant Society considers the plant Rare, Threatened, or Endangered in California and elsewhere.

2B - CNPS Plants Rare, Threatened or Endangered in California, but more common elsewhere.

4.1 - Plants of limited distribution, a watch list

IS-47



REGULATORY SETTING

FEDERAL REGULATIONS

FEDERAL ENDANGERED SPECIES ACT

The Federal Endangered Species Act (FESA) of 1973 protects species that are federally listed as endangered or threatened with extinction. FESA prohibits the unauthorized “take” of listed wildlife species. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such activities. Harm includes significant modifications or degradations of habitats that may cause death or injury to protected species by impairing their behavioral patterns. Harassment includes disruption of normal behavior patterns that may result in injury to or mortality of protected species. Civil or criminal penalties can be levied against persons convicted of unauthorized “take.” In addition, FESA prohibits malicious damage or destruction of listed plant species on federal lands or in association with federal actions, and the removal, cutting, digging up, damage, or destruction of listed plant species in violation of state law. FESA does not afford any protections to federally listed plant species that are not also included on a state endangered species list on private lands with no associated federal action.

MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA) prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any native migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11.). Likewise, Section 3513 of the California Fish & Game Code prohibits the “take or possession” of any migratory non-game bird identified under the MBTA. Therefore, activities that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA.

WETLANDS AND WATERS OF THE U.S.

Federal and state regulation (Clean Water Act Sections 401 and 404) uses the term “surface water” to refer to all standing or flowing water which is present above-ground either perennially or seasonally. There are many types of surface waters, but the two (2) major groupings are linear waterways with a bed and bank (streams, rivers, etc.) and wetlands. The Clean Water Act has defined the term wetland to mean “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The term “wetlands” includes a diverse assortment of habitats such as perennial and seasonal freshwater marshes, vernal pools, and wetland swales. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland and is therefore subject to local, state or federal regulation of that habitat type. A delineation verification by the U.S. Army Corps of Engineers (USACE) will verify the size and condition of the wetlands and other waters in question and will help determine the extent of government jurisdiction.

Wetlands are regulated by both the federal and state government, pursuant to the Clean Water Act Section 404 (federal) and Section 401 (state). The USACE is generally the lead agency for the federal permit process, and the RWQCB is generally the lead agency for the state permit process. The Clean Water Act protects all “navigable waters,” which are defined as traditional

navigable waters that are or were used for commerce or may be used for interstate commerce; tributaries of covered waters; and wetland adjacent to covered waters, including tributaries. Isolated wetlands, that is, those wetlands that are not hydrologically connected to other “navigable” surface waters (or their tributaries), are not considered to be subject to the Clean Water Act.

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

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

There are regulatory setbacks established for vernal pools and other seasonal wetlands which may contain vernal pool crustaceans. The purpose of a setback is to buffer the wetland from the indirect impacts of development, such as polluted runoff. According to the Programmatic Consultation for vernal pool crustaceans, all construction activities must remain a minimum of 250 feet from any vernal pool in order to avoid impacts (refer to the discussion “Vernal Pool Crustaceans”). There is no regulatory setback for other surface waters, but Planning and Environmental Review has typically required a minimum 50-foot setback². Maintenance of these setbacks will avoid indirect impacts to the surface water. A direct impact is the filling or excavation of a surface water. Note that if filling or excavation occurs within any portion of a vernal pool or seasonal wetland, the entire wetland should be considered directly impacted.

STATE REGULATIONS

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

² Research suggests that some of the most common urban runoff pollutants – including sediment, nitrogen, and phosphorus – can be filtered over this distance by intervening vegetation. Source: McElfish, James M. et al. 2008. Planner’s Guide to Wetland Buffers for Local Governments. Environmental Law Institute, Washington, D.C.

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.

STATE 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, administers 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).

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

Section 3503.5 of the Fish and Game Code makes it unlawful to take, possess, or destroy hawks or owls, unless permitted to do so, or to destroy the nest or eggs of any hawk or owl.

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

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 CONSERVATION PLAN (SSHCP)

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 landcover 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.

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?*

The project parcel is not located within any sensitive natural community of the County, state, or Federal agency, including but not limited to an ecological preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. The subject property is located within the SSHCP UDA and contains Valley Grassland and aquatic SSHCP landcover types. These cover types include modeled habitat for a number of SSHCP covered animal species. Additionally, a number of trees are located on the project site and surrounding parcels that may provide suitable nesting habitat for migratory birds and raptors.

The site-specific biological resource assessments prepared for the project found that the project site habitat has the potential to support special status wildlife species including vernal pool fairy shrimp, midvalley fairy shrimp, Ricksecker's scavenger beetle, vernal pool tadpole shrimp, western spadefoot toad and burrowing owl. Additionally, the assessments found that the site provides foraging habitat for tricolored blackbird, white tailed kite, and Swainson's hawk. The site survey in June of 2025 found an active western borrowing owl nest.

The conversion of the onsite landcover types will result in the loss of 41.08 acres of valley grassland and 3.82 acres of aquatic habitat. This conversion requires an SSHCP authorization from the Environmental Coordinator to account for the loss of habitat and the payment of fees to account for the loss of the onsite valley grassland and seasonal wetland landcover types. With the SSHCP authorization, project development will also have to comply with all applicable avoidance and minimization measures (AMMs).

Offsite roadway and drainage improvements, as discussed in the Transportation, Hydrology and Water Quality and Project Description Sections, are expected to occur immediately adjacent to the existing alignments of Bradshaw Road and Elder Creek Road. These areas are disturbed but may provide marginal habitat values. However, these improvements will also require SSHCP authorization and compliance with all applicable AMMs.

Mitigation Measure BIO-1 requires the applicant to obtain an SSHCP authorization prior to project related ground disturbing activities. With a SSHCP authorization, adherence to applicable SSHCP AMMs, and through the payment of fees to support the overall SSHCP Conservation Strategy, project impacts would be ***less than significant with mitigation***.

WESTERN BURROWING OWL

On October 10, 2024, the California Fish and Game Commission accepted a petition to list western burrowing owl as a candidate species under CESA. Pursuant to CESA, take of candidate species is prohibited. While western burrowing owl is a covered species under the SSHCP, the SSHCP CDFW 2081 Incidental Take Permit (ITP) does not include take coverage for the species. Unless, and until, burrowing owl is added to the SSHCP CDFW 2081 ITP, a project specific ITP must be obtained in the event there may be take of burrowing owl.

To ensure the project applicant avoids take of western burrowing owls, the proposed project would be required to implement Mitigation Measure BIO-2, which requires the project applicant to avoid take of western burrowing owl until incidental take authorization may be obtained through participation in the SSHCP or through the obtainment of a separate ITP for the species prior to implementing project activities that could result in take of western burrowing owl. Compliance with mitigation measure BIO-2 will ensure impacts to western burrowing owl are ***less than significant with mitigation***.

NESTING BIRDS OF PREY

Trees on-site and adjacent to the subject property provide potential nesting habitat for raptor species not covered by the SSHCP but are afforded protection through California Fish and Game Code, Section 3503.5 To avoid impacts to nesting raptor species not covered by the SSHCP, mitigation involves pre-construction nesting surveys within 500 feet of construction to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of February 1st to September 15th. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact CDFW to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required. Mitigation BIO-3 requiring raptor nest protection, will ensure that impacts to nesting raptors will be ***less than significant with mitigation***.

CROTCH'S BUMBLE BEE

Crotch's bumble bee is a candidate species for listing under CESA. Although Crotch's bumble bee has not been previously documented within the project, according to CDFW's CNDDb, five occurrences of Crotch's bumble bee have been observed within the Carmichael quadrangle including an occurrence located approximately 1.77 miles northwest of the project site. Given the proximity of known occurrences and the areas of grasslands and vernal pools, and burrows that occur within the project site there is a potential for Crotch's bumble bee to occur on the project site.

Ground disturbing construction of the project could destroy nesting colonies or overwintering gynes (i.e., future queens), if present in rodent burrows or in other ground surface features. Overwintering habitat for the majority of North American bumble bees is poorly understood; sloping areas or areas under trees insulated with moss or leaf litter have been found to support overwintering gynes. Permanent loss of grassland could also reduce available floral food resources for this species in the project area; however, implementation of mitigation measure BIO-4 requiring initial ground disturbing work windows, surveys for Crotch's bumble bee and avoidance measures in the event Crotch's bumble bee are detected will ensure that impacts are ***less than significant with mitigation***.

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

The project site does not contain riparian habitat or other sensitive natural communities (other than vernal pool habitat) as described in the environmental setting section above and in impact section c) below.

The applicant would be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to aquatic habitat. The proposed project would comply with the requirements of the SSHCP, including adherence to the avoidance and minimization measures, as well as payment of fees to support the overall SSHCP Conservation Strategy. Mitigation Measure BIO-1 requires the applicant to obtain an SSHCP authorization prior to project related ground disturbing activities. Impacts related to sensitive natural communities would be ***less than significant with mitigation***.

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

The project would result in the removal of 14 aquatic features totaling 3.82 acres. According to the SSHCP most of the aquatic features are considered vernal pools. One feature, seasonal wetland nine (9), has been artificially excavated to a depth of over eight (8) feet and is considered a seasonal wetland. The applicant would be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to aquatic habitat. The proposed project would comply with the requirements of the SSHCP, including adherence to the avoidance and minimization measures, as well as payment of fees to support the overall SSHCP Conservation Strategy. Mitigation Measure BIO-1 requires the applicant to obtain an SSHCP authorization prior to project related ground disturbing activities. Therefore, impacts to aquatic resources would be ***less than significant with mitigation***.

- 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?*

The trees within the project parcel and within the surrounding area may be used by migratory bird species for nesting. The project parcel contains sparse and scattered tree canopy along with disturbed grassland. There is a potential for migratory bird species to use trees for nesting and open grassland areas for foraging. To ensure that nesting migratory birds are not impacted during construction, Mitigation Measure BIO-5 is included to require pre-

construction surveys prior to project related construction activities. Therefore, impacts would be ***less than significant with mitigation***.

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

The project site includes eight (8) black walnut (*Juglans californica*) trees along the northern property line, 11 Blue Gum (*Eucalyptus globulus*) trees in the southern portion of the project site and a stand of black walnut trees less than six (6) inches in dbh within the central portion of the property. These trees are not considered native or landmark trees by the General Plan. Therefore, in regard to native or landmark trees there would be ***no impact***.

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

The tree survey prepared for the project identified eight (8) black walnut (*Juglans californica*) trees along the northern property line and 11 blue gum trees (*Eucalyptus globulus*) within the southern portion of the project site. Additionally, there are several black walnut trees which are less than six (6) inches in diameter at breast height (dbh) centrally located on the subject property.

Pursuant to General Plan Policy CO-145, the project proponent must mitigate for the loss of non-native tree canopy. The project site is within the North Vineyard Environmental Justice Community overlay which required an extra 25% tree replacement to compensate for non-native tree canopy removed in the Vineyard community.

Although there is a potential for the black walnut trees along the northern property line to remain, this analysis assumes they will be removed to ensure impacts are fully addressed. If it is later determined that project development can accommodate their preservation, compensation will not be required. The black walnut trees located toward the center of the property are small (under 6 inches in diameter) and do not provide appreciable shade value and are not included in the calculations. Project development will result in the removal of approximately 12,954 square feet of non-native tree canopy. Compensation for the loss of tree canopy required, including the additional 25% based on implementation measures identified in the Environmental Justice Element of the General Plan, totals approximately 16,181 square feet.

According to the landscape plans for the project, new tree canopy will be provided along roadway frontages as well in the proposed parking lot along Bradshaw Road. The tree canopy to be provided totals 47,379 square feet and satisfies the requirements related to compensation for non-native tree canopy loss. Therefore, the project will not conflict with any local policies or ordinances protecting biological resources 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?*

The project site is located within the SSHCP UDA and is considered a covered activity. As discussed above, the project site contains Valley Grassland and Vernal Pool and Seasonal Wetland SSHCP landcover types and the conversion of these covertypes will require the issuance of an SSHCP authorization.

The analysis contained in this section is consistent with the protocol for covered species analysis under the SSHCP. Compliance with the SSHCP will ensure that impacts to covered species and their habitat will be less than significant. The mitigation contained in this section has been structured such that the required mitigation is consistent with the adopted SSHCP mitigation and monitoring protocols.

The applicant will be required to obtain a signed SSHCP authorization form from the Environmental Coordinator for potential impacts to terrestrial and aquatic habitats. Mitigation is included to ensure that the project will comply with the requirements of the SSHCP, including adherence to the avoidance and minimization measures, as well as payment of any applicable fees to support the overall SSHCP Conservation Strategy. The project is consistent with, and aids in the goals set forth in the proposed SSHCP. There are no other conservation plans or other approved local, regional, or state habitat conservation plans governing the project parcel or surrounding area. Therefore, impacts would be *less than significant with mitigation*.

ENVIRONMENTAL MITIGATION MEASURES

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

MITIGATION MEASURE BIO-1: PARTICIPATION IN THE SSHCP

To compensate for potential impacts to 41.08 acres of Valley Grassland and 3.82 acres of Vernal Pool and Seasonal Wetland SSHCP landcover types, the applicant shall obtain authorization through the SSHCP and conform with all applicable avoidance and minimization measures, as well as payment of fees necessary to mitigate for impacts to species and habitat prior to construction.

Applicable AMMs relate to the following:

- Stormwater Quality
- Construction Best Management Practices
- Western Spadefoot
- Burrowing Owl (except for WBO-5)
- Swainson's Hawk
- Raptors

MITIGATION MEASURE BIO-2: BURROWING OWL

On October 10, 2024, the California Fish and Game Commission accepted a petition to list western burrowing owl under CESA and designated the species as a candidate species. Pursuant to CESA, take of candidate species is prohibited. While western burrowing owl is a covered species under the SSHCP, the plan's CDFW 2081 Incidental Take Permit (ITP) does not include take coverage for the species. Pursuant to the SSHCP, the potential listing of western burrowing owl under CESA would be considered a changed circumstance that will trigger review by the

SSHCP Technical Advisory Committee and an eventual amendment that will likely result in a change to the SSHCP, and addition of western burrowing owl to the SSHCP CDFW 2081 ITP.

In the interim period during which take coverage for western burrowing owl is not available through participation in the SSHCP, to avoid take of owls, the project applicant shall implement SSHCP AMMs for western burrowing owl except for AMM WBO-5, which describes passive relocation of burrowing owls, which would be considered take under CESA.

If take of western burrowing owls cannot be avoided and take coverage is not available through participation in the SSHCP, the project applicant shall obtain a separate 2081 ITP for the species prior to implementing project activities that could result in take of western burrowing owls. The impacts of taking burrowing owl shall be minimized and fully mitigated.

MITIGATION MEASURE BIO-3: RAPTOR NEST PROTECTION

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

MITIGATION MEASURE BIO-4: HABITAT ASSESSMENT, SURVEY AND AVOIDANCE MEASURES FOR CROTCH'S BUMBLE BEES

- Initial ground-disturbing work (e.g., grading, vegetation removal, staging) shall take place between August 15 and March 15, if feasible, to avoid impacts on nesting Crotch's bumble bees.
- Regardless of the feasibility of the above limited operating period, a qualified biologist familiar with bumble bees of California and experienced using survey methods for bumble bees shall conduct a habitat assessment and focused survey for Crotch's bumble bee before the start of any ground-disturbing activities. Surveys shall be performed when Crotch's bumble bee is most likely to be identified, typically from April through August (i.e., the colony active period) when floral resources and ideal weather conditions are present, and shall follow the methods in Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023). Surveys shall be conducted during the colony active period closest to the start of planned construction activities. Survey results shall be submitted to the project applicant and Sacramento County no less than 7 days before construction begins.
- The project applicant shall submit a survey report to CDFW within 1 month of survey completion and shall notify CDFW and Sacramento County within 24 hours if Crotch's bumble bees are detected.

- If Crotch's bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented. Avoidance measures shall include, but not be limited to, the following:
- Protective buffers shall be implemented around active nesting colonies until these sites are no longer active. A qualified biologist, in coordination with CDFW, shall determine the appropriate buffer size to protect nesting colonies; however, the buffer shall be a minimum of 50 feet.
- If impacts on Crotch's bumble bee cannot be avoided, project applicant shall obtain an ITP from CDFW and shall implement all avoidance measures included in the ITP.
- If Crotch's bumble bee is added to the SSHCP as a covered species at a later date, any AMMs associated with this species shall supersede these measures. If Crotch's bumble bee is added to SSHCP CDFW ITP at a later date, the project applicant shall obtain incidental take coverage for this species through participation in the SSHCP.

MITIGATION MEASURE BIO-5: PRECONSTRUCTION SURVEYS FOR MIGRATORY NESTING BIRDS

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

- If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1st and August 31st, a survey for active migratory bird nests will be conducted no more than 14 days prior to construction by a qualified biologist.
- Trees slated for removal will be removed during the period of September through January, in order to avoid the nesting season. Any trees that are removed during the nesting season, which is February through August, will be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
- If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, will be established and maintained around the nest to prevent nest failure. All construction activities will be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

VI. CULTURAL RESOURCES

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

ENVIRONMENTAL SETTING

The project area is situated in a rural area surrounded by agricultural, single-family residences and light industrial uses. The subject property is vacant but previously contained a single family residence and had been previously used for row crops and cattle grazing.

A cultural resources assessment was prepared for the project by Peak & Associates in March of 2024. The report includes a collection of background data including a record search through the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) and a complete pedestrian survey of the project site.

IMPACT DISCUSSION

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

An NCIC record search dated February 26, 2024 was completed for the project which found that the subject property contains two (2) recorded historic period cultural resources. However, these resources were found to be ineligible for listing in the in the California Registry of Historic Places (CRHR). According to the CEQA guidelines, a historic resource must be eligible for listing for impacts to them to be considered significant. Although the project is not expected to impact a historic resource, Mitigation Measure CR-1 is recommended in the event unanticipated discoveries are encountered. Project related impacts associated with historic resources will be ***less than significant with mitigation***.

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

The NCIC records search did not yield pre-contact cultural resources in the project site. Although the likelihood of an archaeological resource is low, there is always a chance of an unanticipated discovery any time there is ground disturbance. Mitigation measure CR-1 is recommended in the event of unanticipated discoveries. Therefore, impacts would be ***less than significant with mitigation***.

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

There are no known human remains or cemeteries located within or in the immediate vicinity of the project area. Although the inadvertent discovery of human remains is unlikely, the possibility cannot be ruled out. Therefore, construction of the project would implement Mitigation Measure CR-1, Unanticipated Discovery of Human Remains, and impacts related to disturbance of human remains would be ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

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

CR-1: INADVERTENT DISCOVERY OF CULTURAL RESOURCES OR 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 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.
 - 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.
 - 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.

VII. ENERGY

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

ENVIRONMENTAL SETTING

The Sacramento Municipal Utility District (SMUD) is the primary provider of electric service in the planning area. Pacific Gas and Electric Company (PG&E) provides natural gas to customers in the Vineyard community; however, this project will not connect to gas utility services.

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 light industrial projects is typically in the form of fossil fuels for vehicular trips and electricity for the operation of indoor facilities and exterior lighting.

REGULATORY SETTING

The California Building Standards Code, Title 24, applies to all building occupancies, and related features and equipment, throughout California. The California Green Building Standards Code (CALGreen Code) is a subsection of Title 24 which mandates green building standard code for all buildings within the State.

Section 2449 of the California Code of Regulations, Title 13, Chapter 9, Article 4.8 requires minimizing non-essential idling of construction equipment during construction. This requirement applies to all construction activities.

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?*

SHORT-TERM CONSTRUCTION

The use of energy resources by construction equipment and vehicles would fluctuate according to the phase of construction and would be temporary. Upon completion of the project, all construction activities would cease. Contractors would comply with Section 2449 of the California Code of Regulations, Title 13, Chapter 9, Article 4.8, which requires minimizing non-essential idling of construction equipment during construction. Compliance with Section 2449 would limit wasteful and unnecessary energy consumption. Construction would require the use of nonrenewable construction material, such as concrete, metals, and

plastics. Nonrenewable resources and energy would also be consumed during the manufacturing and transportation, and construction of the project facility itself. The scope of construction activities is minimal and large amounts of energy would not be expended, and all construction vehicles would comply with federal and State standards for on- and off-road vehicles (e.g., emission standards set by the California Air Resources Board [CARB]), meaning wasteful usage of energy would not occur. Therefore, construction-related impacts would be *less than significant*.

OPERATIONAL ELECTRICITY

Implementation of the proposed project would result in an auction sales lot with an associated business office in an area currently zoned for light industrial or reserved for future light industrial land use. According to Appendix A: Air Quality & Greenhouse Gas Assessment of Proposed Online Auction Facilities, the proposed project is expected to use 763,530 Kilowatt-hour per year (KWh/year). According to the California Energy Commission's California Energy Demand 2018-2030 Revised Forecast, Figure 59 Historical and Projected Baseline Consumption, Northern California Non-California ISO (NCNC) Planning Area, the total electricity demand in NCNC's service area is forecast to increase by approximately 5,000 gigawatt hours (GWh) – or five (5) billion kWh – between 2018 and 2030. The increase in electricity demand from the proposed project would represent an insignificant percent increase compared to overall demand in NCNC's service area. Additionally, while the project will introduce new development which will result in energy consumption, compliance with Title 24, CALGreen Code, will ensure that all project energy efficiency requirements are met. Also, the project will include the installation of a 15 kilowatt (kW) solar photovoltaic (PV) system to generate electricity for project operations. Therefore, operational impacts would be *less than significant*.

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

Project implementation would not cause inefficient wasteful and unnecessary energy consumption, and no adverse impact would occur. The State's electricity grid is transitioning to renewable energy under California's Renewable Energy Program. Executive Order (EO) S-14-08, signed in November 2008, expanded the State's renewable portfolios standard to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). SB 350 increased the procurement of electricity from renewable sources from 33 percent to 50 percent (with interim targets of 40 percent by 2024, and 45 percent by 2027) and SB 100 increased California's renewable electricity portfolio from 50 to 60 percent by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

The project would be required by law to comply with enhanced building/utilities energy efficiencies mandated under the CBC (e.g., Title 24, the California Green Building Code). Therefore, the proposed project would not conflict with any State or local plans for renewable energy or energy efficiency. Impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

VIII. GEOLOGY AND SOILS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

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 soils within the project site consists of Kimball silt loam with a smaller deposit of Hedge loam and San Joaquin silt loam in the northern half of the project site. Kimball silt loam soils are a component of the Riverbank Formation.

TOPOGRAPHY

The topography of the site is relatively flat with an elevation ranging from 60 feet above mean sea level (msl) to 65 feet above msl.

SEISMIC HAZARDS

FAULTS AND SEISMICITY

There are no active or potentially active faults in the vicinity of the project area. The closest Alquist-Priolo Earthquake Fault Zone is located approximately 46 miles southwest of the project area, known as the Green Valley Fault (California Department of Conservation, 2022). According to the Safety Element Background of the Sacramento County General Plan, there are two fault zones to the east and west of the County. The Midland Fault Zone is approximately 30 miles southwest and the Bear Mountain Fault Zone is approximately 25 miles southeast of the project area. The closest active fault to the project area is the Dunnigan Hills Fault, approximately 28 miles northwest.

GROUND SHAKING

Ground shaking is the result of faulting and is the primary cause of earthquake damage to man-made structures. The 2016 Earthquake Shaking Potential for California map indicates the project area is in an area with lower probability of ground shaking (Branum, Chen, Petersen, & Wills, 2016).

LIQUEFACTION AND LANDSLIDES

According to the seismic hazards identified by the California Geological Survey, the project area is not within an area designated as a liquefaction or landslide hazard (California Department of Conservation, 2022).

SOILS

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, the project area is underlain with the following soil types: Kimball silt loam, zero (0) to two (2) percent slopes; Hedge loam, zero (0) to two (2) percent slopes; San Joaquin silt loam, leveled, zero (0) to one (1) percent slopes; and, San Joaquin silt loam, three (3) to eight (8) percent slopes.

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.

The project site had been developed with a single-family residence in the northeastern portion of the site. However, the residence had been demolished prior to review of the proposed project.

The area surrounding the project site includes developed light industrial, single-family residential, and agricultural properties as well as existing roadways. The majority of near surface deposits are composed of Kimball silt loam, which is a component of the Riverbank Formation. Riverbank Formation soils in the Sacramento County area are known to yield paleontological resources.

REGULATORY SETTING

STATE

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to protect structures for human occupancy from the hazard of surface faulting. In accordance with the act, the State Geologist has established regulatory zones—called earthquake fault zones—around the surface traces of active faults and has published maps showing these zones. Buildings for human occupancy cannot be constructed across surface traces of faults that are determined to be active. Because many active faults are complex and consist of more than one branch that may experience ground surface rupture, earthquake fault zones extend approximately 200 to 500 feet on either side of the mapped fault trace.

CALIFORNIA BUILDING CODE (CBC)

The proposed project would be subject to the applicable sections of CBC Title 24, Part 2, which is administered by the California Building Standards Commission. Under state law, all building standards must be centralized in Title 24 to be enforceable. The CBC contains necessary California amendments, which are based on American Society of Civil Engineers/Structural Engineering Institute Standards. These standards provide requirements for general structural design and include means for determining earthquake loads, as well as other loads for inclusion into building codes. The earthquake design requirements take into account the occupancy category of the structure, site class, soil classifications, and various seismic coefficients, which are used to determine a seismic design category for a project. Once a project is categorized according to a seismic design category, design specifications can be determined. The provisions of the CBC apply to the construction, alteration, movement, replacement, and demolition of every building or structure—or any appurtenances connected or attached to such buildings or structures—throughout California.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (NPDES) CONSTRUCTION GENERAL PERMIT

Project construction would be subject to the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ, NPDES No. CAS000002), commonly referred to as the Construction General Permit. The Construction General Permit regulates discharges of sediment and other pollutants in stormwater associated with construction activity to waters of the United States from construction sites that disturb 1 acre or more of land surface, or that are part of a common plan of development or sale that disturbs more than 1 acre of land surface. The permit regulates stormwater discharges associated with construction or demolition activities, such as clearing and excavation; construction of buildings; and linear underground projects, including installation of water pipelines and other utility lines.

The Construction General Permit requires the development and implementation of a storm water pollution prevention plan (SWPPP) that includes specific best management practices (BMPs) designed to prevent sediment and other pollutants from contacting stormwater from moving off-site into receiving waters. The BMPs fall into several categories, including erosion control, sediment control, waste management, and good housekeeping and are intended to protect surface water quality by preventing eroded soil and construction-related pollutants from migrating off-site. The Construction General Permit requires routine inspection of all BMPs. Additionally, the SWPPP must contain a visual monitoring program, a chemical monitoring program for non-visible pollutants, and a sediment monitoring plan if the site discharges directly to a water body listed on the CWA Section 303(d) list for sediment. The SWPPP must be prepared before construction begins. The SWPPP must list BMPs and the placement of those BMPs that the applicant would use to protect stormwater runoff. Examples of typical construction BMPs include scheduling or limiting certain activities to dry periods, installing sediment barriers such as a silt fence and fiber rolls, and maintaining equipment and vehicles used for construction. Non-stormwater management measures include installing specific discharge controls during certain activities, such as paving operations and vehicle and equipment washing and fueling. The Construction General Permit also sets post-construction standards (i.e., implementation of BMPs to reduce pollutants in stormwater discharges from the site after construction).

LOCAL

SACRAMENTO COUNTY CODE 16.44 LAND GRADING AND EROSION CONTROL

The Land Grading and Erosion Control Ordinance aims to minimize the damage to surrounding properties and public rights-of-way, the degradation of the water quality of watercourses, and the disruption of natural or County authorized drainage flows caused by the activities of clearing and grubbing, grading, filling and excavating of land, and sediment and pollutant runoff from other construction related activities. The Ordinance also intends to comply with the provisions of the County's National Pollutant Discharge Elimination System (NPDES) Permit Number, CA0082597, issued by the RWQCB.

SACRAMENTO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

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.

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.*

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 46 miles southwest of the project area. 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. Additionally, the CBC contains applicable construction regulations for earthquake safety. Therefore, there would be ***no impact***.

ii. Strong seismic ground shaking?

The closest active fault to the project area is the Dunnigan Hills Fault, approximately 28 miles to the northwest. The intensity of ground shaking is dependent on the proximity to the epicenter of the site, the magnitude of the earthquake, and site soil conditions. The 2025 Earthquake Shaking Potential for California map shows the project area is mapped as having the potential to experience severe shaking (Modified Mercalli Intensity VIII). However, all new development in Sacramento County must comply with the CBC, which requires structures and permanently attached nonstructural components to be designed to withstand earthquake motions. Therefore, the proposed project would be constructed in compliance with applicable CBC standards and engineering requirements, ensuring that potential impacts from seismic ground shaking would be ***less than significant***.

iii. Seismic-related ground failure, including liquefaction?

Liquefaction happens when ground shaking causes water-saturated, loosely packed soils to lose strength and take on the characteristics of a fluid. Factors contributing to liquefaction include soil type, depth to groundwater, and level and duration of ground shaking. The project area is not within a liquefaction hazard zone and due to the site's flat terrain and distance from major faults and bodies of water, liquefaction impacts are anticipated to be low. Additionally, compliance with CBC requirements for grading, foundations, and structural design would ensure that potential liquefaction-related hazards are reduced or avoided. Therefore, there would be ***no impact***.

iv. Landslides?

The project site is relatively flat and elevation differences on the subject property total approximately five (5) feet and landslides are not expected to occur. Additionally, the California Department of Conservation's Earthquake Hazards Zone Application indicates that the project area is not located in a landslide hazard zone (California Department of Conservation, 2022). Therefore, there would be ***no impact***.

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

The proposed project would result in the development and ongoing operation of an auction sales lot with associated business office and outdoor storage facilities. 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 County's Land Grading and Erosion Control Ordinance (Municipal Code Chapter 16.44). Additionally, construction would disturb more than one acre of land, which would require a project specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include best management practices (BMPs) and erosion control measures to be implemented during

construction activities. Therefore, any construction allowed as a result of the project would not result in substantial soil erosion, and impacts would be ***less than significant***.

- 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?*

The potential for landslides and liquefaction are minimal due to the project parcel's flat area and the depth of the groundwater table. The project would be required to conform to the most recent California Building Code (CBC). Conformance to the CBC, standard engineering practices, and design criteria would reduce the potential for substantial risks as a result of unstable soils. Therefore, impacts would be ***less than significant***.

- 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?*

The soil types within the project area have low linear extensibility ratings, except for Kimball silt loam which has a low-moderate linear extensibility rating. Structural design must conform to the criteria detailed in the CBC (Chapters 16, 18, 33, and the Appendix to Chapter 33). The code and policies are part of the existing regulatory framework of the County and reliance on them is assumed for any new development related to the proposed project. Any project-related development will need to adhere to the existing California Building Code, which will ensure the maximum necessary protection available for development within areas known to contain expansive soils and will avoid substantial risk to life and property. Therefore, impacts would be ***less than significant***.

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project will require the installation of a septic system to support the use of the project site. The proposed project would be developed across 47-acres, which exceeds the minimum lot area requirement for on-site septic sanitation. Sacramento County EMD is responsible through the Liquid Waste Program to oversee the design, construction and installation of on-site wastewater treatment systems, septic (systems), and wastewater holding tanks. EMD noted in their conditions of approval that a percolation test and engineered septic system design must be approved by them prior to construction of the septic system. Compliance with EMD requirements will ensure that an adequate septic system will be designed for the project. Therefore, impacts would be ***less than significant***.

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

The project site is undeveloped. However, a single-family residence, which was demolished prior to review of the proposed project, existed in the northeastern portion of the site. The rest of the project site had been used for grazing uses but no longer includes an active use. The project parcel is surrounded by light industrial, agricultural, and residential development. The majority of near surface deposits are composed of Kimball silt loam, which is a component of the Riverbank Formation. Riverbank Formation soils in Sacramento County are known to yield paleontological resources. Mitigation measure GEO-1 has been recommended in the event

of unanticipated paleontological discovery. Therefore, impacts would be ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

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

GEO-1: INADVERTENT DISCOVERY OF PALEONTOLOGICAL RESOURCES

If paleontological resources are discovered during earthmoving activities, immediately cease work in the vicinity of the find and notify the Sacramento County Department of Planning and Environmental Review. Retain a qualified paleontologist to evaluate the resource and prepare a recovery plan based on Society of Vertebrate Paleontology Guidelines (SVP 2010). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the County to be necessary and feasible will be implemented before construction activities can resume at the site where the paleontological resources were discovered.

IX. GREENHOUSE GAS EMISSIONS

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

ENVIRONMENTAL SETTING

Greenhouse gases (GHG), including CO₂, methane (CH₄), and nitrous oxide (N₂O), 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 (its "atmospheric lifetime"). The GWP of each gas is measured relative to CO₂. Therefore, CO₂ has a GWP of one (1). GHGs with lower emissions rates than CO₂ may still

contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO₂ (i.e., high GWP). For example, N₂O has a GWP of 273, meaning that one (1) ton of N₂O has the same contribution to the greenhouse effect as approximately 273 tons of CO₂. The concept of CO₂ 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}.

REGULATORY SETTING

STATE OF CALIFORNIA

California has adopted statewide legislation addressing various aspects of climate change and GHG emission mitigation. Much of this 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. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050³.

SACRAMENTO METROPOLITAN AQMD

As discussed in the Air Quality Section, the project area is within the boundaries of the SMAQMD. The SMAQMD has developed greenhouse gas (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 Assembly Bill (AB) 32, followed by Senate Bill (SB) 32. AB 32 is the Global Warming Solutions Act of 2006. California reached the goals set in AB 32 in 2016. As a follow up to AB 32, SB 32, which requires CARB to ensure state GHG emissions are reduced 40 percent below 1990 levels by 2030, was signed in 2016.

SACRAMENTO COUNTY CLIMATE ACTION PLAN

The County's Climate Action Plan (CAP), adopted by the Board of Supervisors in November 2024, is a comprehensive, multi objective plan that balances environmental, economic, and community interests for the reduction of GHG emissions. 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.

THRESHOLDS OF SIGNIFICANCE

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. Governor's Office of Land Use and Climate Innovation (previously Planning and Research (OPR)) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB

³ EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

has not established such a threshold or recommended a method for setting a threshold for proposed development-level analysis.

In April 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. The Sacramento County 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.

All projects must implement Tier One Best Management Practices to demonstrate consistency with the Climate Change Scoping Plan. After implementation of Tier One Best Management Practices, project emissions are compared to the operational land use screening levels table (equivalent to 1,100 metric tons of CO₂e per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO₂e per year after implementation of Tier One Best Management Practices, the project will result in a less than cumulatively considerable contribution and has no further action. Tier One Best Management Practices include:

- BMP 1 – no natural gas: projects shall be designed and constructed without natural gas infrastructure.
- BMP 2 – electric vehicle (EV) ready: projects shall meet the current CalGreen Tier Two standards.
 - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s)
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.

Projects that implement BMP 1 and BMP 2 can utilize the screening criteria for operation emissions outlined in **Table IS-9**. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

- BMP 3 – Reduce applicable project VMT by 15% residential and 15% worker relative to Sacramento County targets, and no net increase in retail VMT. In areas with above-average existing VMT, commit to provide electrical capacity for 100% electric vehicles.

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in **Table IS-9**.

Table IS-9: SMAQMD Thresholds of Significance for Greenhouse Gases

Land Development and Construction Projects		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	1,100 metric tons per year
Stationary Source Only		
	Construction Phase	Operational Phase
Greenhouse Gas as CO ₂ e	1,100 metric tons per year	10,000 metric tons per year

IMPACT DISCUSSION

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

Project related GHG emissions were assessed and described with the Air Quality and Greenhouse Gas Emissions Assessment prepared by Marc Papineau Environmental Service dated December 18, 2024 (Appendix A). GHG impacts were assessed in accordance with methodologies recommended by the SMAQMD and project emissions were modelled using the CalEEMod software, version 2022. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Project construction generated air pollutant emissions were calculated primarily using CalEEMod model defaults for Sacramento County. The GHG modeling assumed that natural gas would not be utilized during project operations.

CONSTRUCTION-GENERATED GREENHOUSE GAS EMISSIONS

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. Project construction GHG emissions were estimated for the project using CalEEMod 2022. Emissions modeling indicates that short-term construction of the project would emit 723 MT CO₂e during 2025 and 2026. In 2025, the year maximum annual project construction emissions were calculated to be 513 MT CO₂e. The construction emissions estimates are below the annual SMAQMD significance threshold of 1,100 MT CO₂e. Therefore, construction-related GHG impacts are considered *less than significant*.

OPERATIONAL PHASE GREENHOUSE GAS EMISSIONS

As detailed in the Thresholds of Significance section above, projects that utilize the Tier 1 Best Management Practices (BMP 1 and BMP 2) in its entirety can be compared to the SMAQMD Thresholds of Significance for Greenhouse Gases shown in **Table IS-9**.

The project will not include the use of natural gas or the installation of natural gas facilities and meets the requirements of BMP-1. However, the project applicant is proposing an alternative to implementing BMP-2 given the low number of employees and the proposed use of the site which would result in customers visiting the site for short periods (approximately 30 minutes) and not being onsite long enough to make substantial use of EV charging stations.

The applicant intends to provide a 15 kilowatt (kW) solar photovoltaic (PV) system in lieu of providing a portion of EV related requirements considering the expected limited use of EV charging stations. The solar PV system would provide for the direct use of electricity for onsite heating, cooling, and lighting on a consistent basis and help curb electricity grid power demand and reduce GHG emissions related to electricity generation over what is expected from the infrequent use of onsite EV charging stations. The alternative proposal also includes the installation of six (6) Tier 2 charging stations and 38 EV ready spaces. SMAQMD reviewed the alternative proposal and indicated it was adequate to satisfy BMP-2 requirements.

With compliance with the BMP-1 and the acceptable alternative to BMP-2 the project's operational phase GHG emissions can be compared to the operational screening table. CalEEMod was used to calculate anticipated annual emissions for the project. Annual CO₂e were estimated to be 449 MT per year, which is below the established annual threshold of 1,100 MT of CO₂e. With the implementation of mitigation measure GHG-1: Greenhouse Gases, impacts from GHG emissions are considered ***less than significant with mitigation***.

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

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 will be ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measure would be implemented during construction of the project to reduce potential greenhouse gas impacts.

MITIGATION MEASURE GHG-1: GREENHOUSE GASES

The project shall implement the SMAQMD Tier 1 GHG Best Management Practices or implement equivalent alternate mitigation approved by the County.

1. Tier One: Best Management Practices (BMP) Required for all projects

- **BMP 1: No natural gas:** Projects shall be designed and constructed without natural gas infrastructure.
- **BMP 2: Electric vehicle ready:** Projects shall meet the current CalGreen Tier Two standards, except all EV Capable spaces shall instead be EV ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
 - EV Ready requires all EV capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.

2. If the project proponent chooses an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to occupancy.
3. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outline in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

X. HAZARDS AND HAZARDOUS MATERIALS

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

ENVIRONMENTAL SETTING

The project site is in a rural area within the northern portion of the Vineyard community. 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 maintained by the California Department of Toxic Substances Control (DTSC) (Department of Toxic Substances Control, 2024) and GeoTracker maintained by the State Water Resources Control

Board (SWRCB) (State Water Resources Control Board, 2024). Additionally, a search of the U.S. Environmental Protection Agency's (EPA) National Priorities List (Superfund) database was completed (U.S. Environmental Protection Agency, 2024).

Based on the review of the above databases, there are no known hazardous waste sites within the project site or on adjacent properties immediately surrounding the subject property.

REGULATORY SETTING

STATE OF CALIFORNIA

In the State of California, Section 65962.5 of the Government Code requires that the California Department of Toxic Substances Control (DTSC), the California Department of Public Health, and the State Water Resources Control Board (SWRCB) compile lists of all hazardous waste facilities subject to corrective action, sites included in the Abandoned Site Assessment Program, drinking water wells that contain detectable levels of organic contaminants, underground storage tanks with unauthorized releases, and solid waste disposal sites, cleanup sites, and the like. Locations of potential toxic substances and contamination in California are identified by the DTSC and the SWRCB. According to the DTSC and SWRCB databases, the project site is not identified as a hazardous materials cleanup site, nor are there any hazardous materials cleanup sites located adjacent to the project site.

SACRAMENTO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

The Hazardous Materials Division of the Sacramento County Environmental Management Department (EMD) has been designated by the California Environmental Protection Agency (CalEPA) as the Certified Unified Program Agency (CUPA) for Sacramento County. As the CUPA, the Environmental Compliance Division is responsible for the implementation of six (6) statewide environmental programs for Sacramento County, including aboveground storage of hazardous substances. Program implementation involves permitting and inspection of regulated facilities, providing educational guidance and notice of changing requirements stipulated in State or Federal laws and regulations, investigations of complaints regarding spills or unauthorized releases and administrative enforcement actions levied against facilities that have violated applicable laws and regulations. The Aboveground Petroleum Storage Act (APSA) is one element of the EMD Environmental Compliance Division's CUPA Program and EMD is responsible for the implementation, enforcement and administration of APSA throughout the County. The purpose of the APSA Program is to protect public health, the environment and groundwater from potential contamination or adverse effects associated with unintended releases from the aboveground storage of petroleum based hazardous materials and wastes. The CUPA also coordinates with State and Federal agencies during the remediation process, when protective measures fail and a release occurs.

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?*

ABOVE GROUND FUEL STORAGE TANKS

The proposed project will include the use of a 2,500 gallon diesel above ground fuel storage tank as well as a 500 gallon gasoline above ground fuel storage tank. The tanks would be located in the northern portion of the site, approximately 120 feet south of the proposed 12,800 square foot shop building and approximately 230 feet from the nearest property line. Any facility that handles and/or stores a hazardous material equal to or greater than the minimum reportable quantities must obtain a permit and submit a hazardous materials business plan to EMD. Minimum reportable quantities are 55 gallons for liquids, 500 pounds for solids, and 200 cubic feet for compressed gasses. With adherence to EMD's above ground storage tank review, permitting and approval requirements, impacts related to the use of the above ground fuel storage tanks would be ***less than significant***.

ROUTINE TRANSPORT & HANDLING OF FUELS

The project includes the on-site storage of diesel fuel and gasoline. The fuel storage tanks will need to be periodically refilled. Additionally, trucks and equipment brought to the site for auction also have the potential to contain fuels. Businesses that handle, use, and store hazardous materials are subject to the Hazardous Material Business Plan Program, which is regulated by the Environmental Health Division of the EMD as part of the CUPA. The purpose of the program is to protect public health and the environment and groundwater from risks or adverse effects associated with the storage of hazardous materials onsite, emergency plans and procedures in the event of an accidental release, and training for employees on safety procedures for handling hazardous materials and what to do in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on what to do if materials are inadvertently released. As such, impacts related to the use and handling of potentially hazardous materials are ***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?*

The project will include the storage of fuels and includes a shop where minor repairs of vehicles and equipment will occur. Repair shops have the potential to store and utilize fuels, oils, solvents and other substances that may be classified as hazardous materials. Although some hazardous materials will be stored and used on-site, as detailed in a. above, businesses that handle a, use, and store hazardous materials are regulated by EMD as part of the CUPA. The program requires the preparation of a document that provides an inventory of hazardous materials onsite, emergency plans and procedures in the event of an accidental release, and training for employees on safety procedures for handling hazardous materials and what to do in the event of a release or threatened release. Therefore, 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?*

There are no existing or proposed schools within one-quarter mile of the project site, therefore impacts related to emitting hazardous emissions and handling hazardous materials within one-quarter mile of a school is ***less than significant***.

- 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?*

The project area is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §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?*

During construction of the project, there is potential for partial temporary lane closures to allow for construction equipment movement and activities. However, these closures would be temporary and would not physically interfere with emergency response or emergency evacuation plans. Additionally, the project will be required to comply with the applicable access and circulation requirements of the County Improvement Standards and Uniform Fire Code. Upon compliance, impacts would be ***less than significant***.

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

The project site is located within the Sacramento Metropolitan Fire District service area and is not located within a Very High or High Fire Hazard Severity Zone (CalFire 2024). The proposed project would be constructed in accordance with fire codes established in the Uniform Building Code, CBC, and Sacramento Metropolitan Fire District laws, ordinances, regulations, and standards. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XI. HYDROLOGY AND WATER QUALITY

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

ENVIRONMENTAL SETTING**SURFACE WATER****REGIONAL HYDROLOGY**

The project area is in a rural area of the Vineyard community within the Sacramento River Basin. The Sacramento River Basin encompasses approximately 27,000 square miles and is bounded by the Sierra Nevada to the east, Coast Ranges to the west, Cascade Range and Trinity

Mountains to the north, and the Delta to the southwest. The project area is situated within the Morrison Creek watershed.

A Level 3 Drainage Study (drainage study) was prepared for the by JTS Engineering, dated June 20, 2025 (Appendix E). The drainage study was reviewed by the Sacramento County Department of Water Resources (DWR) and deemed it technically sufficient for stormwater quality compliance and to outline the drainage infrastructure required to support the project. According to the drainage study, there are no existing onsite storm drainage facilities aside from roadside ditches along Bradshaw Road and Elder Creek Road. The majority of runoff sheet flows to the gravel mining pit in the adjacent parcel to the west, with a small portion running into the roadside ditches. Off-site drainage facilities include roadside ditches as well as a small portion of underground drainage facilities along Bradshaw Road approximately 500 feet north of the project site frontage of Bradshaw Road. Runoff from these facilities is ultimately discharged to Morrison Creek.

FLOODING

Per the Federal Emergency Management Agency's (FEMA) Flood Insurance Study (FIS) Flood Insurance Rate Map (FIRM), the project site is within the FIRM 06067C0215H, dated August 16, 2012, and is located within Zone X. Zone X includes areas which are unaffected areas of the 100-year floodplain.

GROUNDWATER

SUSTAINABLE GROUNDWATER MANAGEMENT

The County is within the Sacramento Valley Groundwater Basin (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). The subbasin is bounded on the east by the Sierra Nevada mountains, on the west by the Sacramento River, on the north by the American River, on the south by the Cosumnes and Mokelumne Rivers and encompasses approximately 248,000 acres (GEI Consultants, 2022).

GROUNDWATER QUALITY

Generally, the quality of groundwater in the South American Subbasin is suitable for nearly all uses, except for contamination plumes and localized, naturally occurring and human caused quality issues, which may affect the supply, beneficial uses, and potential management of groundwater in the subbasin if not properly managed.

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT

The federal Clean Water Act and subsequent amendments, under the enforcement authority of the US Environmental Protection Agency (USEPA), was enacted "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." The purpose of the act is to protect and maintain the quality and integrity of the nation's waters by requiring states to develop

and implement state water plans and policies. The Clean Water Act also sets water quality standards for surface waters and established the National Pollutant Discharge Elimination System (NPDES) program to protect water quality, such as under Section 402, which outlines the NPDES program, including Section 402(p), which governs stormwater permitting. The Clean Water Act authorizes the USEPA to implement pollution control programs such as setting wastewater standards for industry. In California, implementation and enforcement of the act is conducted through the California SWRCB and the nine (9) Regional Water Quality Control Boards (RWQCBs).

NPDES Permit

Section 402 of the Clean Water Act contains the NPDES permit system, which regulates municipal and industrial point discharges to surface waters of the U.S. Each NPDES permit for point discharges contains limits on allowable concentrations of pollutants contained in discharges.

The NPDES program also regulates non-point source (i.e., stormwater) pollutants in discharges. Stormwater sources are diffuse and originate over a wide area rather than from a definable point. The goal of NPDES stormwater regulations is to improve the quality of stormwater discharged to receiving waters to the “maximum extent practicable” using structural and non-structural best management practices (BMPs). BMPs can include the development and implementation of various practices including educational measures (workshops informing the public of the impacts of household chemicals being dumped into storm drains), regulatory measures (local authority of drainage facility design), public policy measures, and structural measures (e.g., silt fences, straw wattle, grass swales, and detention ponds). The NPDES permits that apply to the project include the Construction General Permit, as described further below.

STATE

PORTER-COLOGNE WATER QUALITY CONTROL ACT

The Porter-Cologne Water Quality Control Act (Water Code Section 13000 et seq.) is the primary water quality control law in California. The Porter-Cologne Act established the SWRCB and divided the State into nine (9) regional basins, each overseen by a RWQCB. The nine (9) RWQCBs have the primary responsibility for the coordination and control of water quality within their respective jurisdictional boundaries. The Porter-Cologne Act requires the RWQCBs to establish water quality objectives while acknowledging that water quality may be changed to some degree without unreasonably affecting beneficial uses. Water quality objectives are limits or levels of water quality constituents or characteristics established for the purpose of protecting beneficial uses. Designated beneficial uses, together with the corresponding water quality objectives, also constitute water quality standards under the federal Clean Water Act. Therefore, the water quality objectives form the regulatory references for meeting State and federal requirements for water quality control. Designated beneficial uses for water bodies on the project site are described in the regional regulatory section (under Water Quality Control Plan [Basin Plan]).

NPDES CONSTRUCTION GENERAL PERMIT

Construction associated with projects that would disturb more than one (1) acre of land surface affecting the quality of stormwater discharges into waters of the U.S. are subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ, NPDES No. CAS000002).

The Construction General Permit regulates discharges of pollutants in stormwater associated with construction activity to waters of the U.S. from construction sites that disturb one (1) acre or more

of land surface, or that are part of a common plan of development or sale that disturbs more than one (1) acre of land surface. The permit regulates stormwater discharges associated with construction or demolition activities, such as clearing and excavation; construction of buildings; and linear underground projects, including installation of water pipelines and other utility lines.

The Construction General Permit requires that construction sites be assigned a Risk Level of One (low), Two (medium), or Three (high), based both on the sediment transport risk at the site and the receiving waters risk during periods of soil exposure (e.g., grading and site stabilization). The sediment risk level reflects the relative amount of sediment that could potentially be discharged to receiving water bodies and is based on the nature of the construction activities and the location of the site relative to receiving water bodies. The receiving waters risk level reflects the risk to the receiving waters from the sediment discharge. Depending on the risk level, the construction projects could be subject to the following requirements:

- Effluent standards
- Good site management “housekeeping”
- Non-stormwater management
- Erosion and sediment controls
- Run-on and runoff controls
- Inspection, maintenance, and repair
- Monitoring and reporting requirements

The Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), which includes specific BMPs designed to prevent sediment and pollutants from contacting stormwater from moving off-site into receiving waters. The BMPs fall into several categories, including erosion control, sediment control, waste management and good housekeeping, and are intended to protect surface water quality by preventing the off-site migration of eroded soil and construction-related pollutants from the construction area. Routine inspection of all BMPs is required under the provisions of the Construction General Permit. In addition, the SWPPP is required to contain a visual monitoring program, a chemical monitoring program for non-visible pollutants, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

SUSTAINABLE GROUNDWATER MANAGEMENT

A draft Groundwater Sustainability Plan for the South American Subbasin was prepared and submitted to the California Department of Water Resources (CA DWR) in January 2022 and approved in July 2023 (Department of Water Resources, 2023). As required by the Sustainable Groundwater Management Act (SGMA), the Groundwater Sustainability 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. Modeling conducted for the Groundwater Sustainability Plan, including the projected conditions water budget scenario indicates there will be greater inflows than outflows in the South American Subbasin, result in an increase in groundwater storage over time. The Groundwater Sustainability Plan contains a description of specific projects and management actions that will be undertaken in the South American Subbasin to promote groundwater sustainability, including continued conjunctive use (i.e., a mix of groundwater and surface water) in urban areas, and continued water demand management throughout the subbasin.

LOCAL

SACRAMENTO COUNTY WATER QUALITY: EROSION AND GRADING

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the RWQCB. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one (1) or more acres or moving 350-cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

IMPACT DISCUSSION

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

The project includes the construction of an auction yard on approximately 47 acres of vacant land and, although the site is relatively flat, site clearing, grubbing and grading will be required. Ground-disturbing activities and equipment and vehicle use during project construction have the potential to result in erosion or other pollutants that could run off from the project area into adjacent drainage systems.

The County has established a Stormwater Ordinance (Sacramento County Code 15.12). The Stormwater Ordinance prohibits the discharge of unauthorized non-stormwater to the County's stormwater conveyance system and local creeks. It applies to all private and public projects in the County, regardless of size or land use type. In addition, Sacramento County Code 16.44 (Land Grading and Erosion Control) requires private construction sites disturbing one or more acres or moving 350 cubic yards or more of earthen material to obtain a grading permit. To obtain a grading permit, project proponents must prepare and submit for approval an Erosion and Sediment Control (ESC) Plan describing erosion and sediment control best management practices (BMPs) that will be implemented during construction to prevent sediment from leaving the site and entering the County's storm drain system or local receiving waters. Construction projects not subject to SCC 16.44 are subject to the Stormwater Ordinance (SCC 15.12) described above.

In addition to complying with the County's ordinances and requirements, construction sites disturbing one (1) or more acres are required to comply with the State's General Stormwater Permit for Construction Activities. The Construction General Permit is issued by the State

Water Resources Control Board (<http://www.waterboards.ca.gov/stormwtr/construction.html>) and enforced by the RWQCB. Coverage is obtained by submitting a Notice of Intent (NOI) to the State Board prior to construction. The General Permit requires preparation and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that must be kept on site at all times for review by the State inspector.

Applicable projects applying for a County grading permit must show proof that a NOI has been filed and must submit a copy of the SWPPP. Although the County has no enforcement authority related to the Construction General Permit, the County is required by its Municipal Stormwater Permit to verify that SWPPPs include six (6) minimum components.

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

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

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

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

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

Compliance with the Stormwater Ordinance and Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively) will ensure that the project will not create substantial sources or polluted runoff or otherwise substantially degrade ground or surface water quality. Therefore, the impact is ***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?*

As described above, the project area is within the South American Subbasin, which encompasses an area of approximately 248,000 acres. Construction of the project would result in an increase in impervious surface area by constructing new parking lot and drive aisle pavement as well as by improving pedestrian facilities by filling sidewalk gaps. These developments would result in an increase in the impervious surface area within the South American Subbasin. However, the project site is not located in a high groundwater recharge area and 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 use would be limited in volume. The project site is within the California American Water Service area but would not connect to service infrastructure as the immediate project area contains no service infrastructure. Instead, the project would make use of groundwater wells. Project development is consistent with the existing M-1 and IR land use designations for the site and the use of groundwater wells does not represent a substantial increase in water usage. Therefore, impacts related to groundwater supplies and recharge would be ***less than significant***.

- 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;*

As described in discussion a. above, construction activities would be required to comply with the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and the County's Land Grading and Erosion Control Ordinance (County Code Chapter 16.44). Therefore, construction would not result in substantial erosion or siltation on or off site, and this impact would be ***less than significant***.

- ii. *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*

A level 3 drainage study was prepared for the project to evaluate the project's potential impacts related to drainage and water quality. The level 3 study is intended to identify drainage facilities that provide for flood control, conveyance of storm water, compliance with NPDES requirements (stormwater quality facilities, low impact development, and hydromodification) and overland release for the proposed project. DWR reviewed the study and deemed it sufficient for stormwater quality compliance and to outline the drainage infrastructure required to support the project.

As discussed within the drainage study, drainage improvements are proposed including the construction of two (2) bio-retention planters along the western property line near the overland discharge points of the project site (at Elder Creek Road to the south and an existing mining pit to the west) and an underground storm drain system that will route on site waters to the basins. Stormwater collected within the bio-retention planters will discharge through a weir and orifice-controlled outlet to attenuate the increase of runoff from the project site. The purpose of the bio-retention planters is to meet stormwater

quality requirements as well as to detain the net increase of runoff generated from the project site up to the 100-year, 24-hour event.

The drainage study concluded that, with the proposed drainage facility improvements, the maximum water surface elevation at the southern discharge point to the roadside ditch along Elder Creek Road decreases when compared to the existing condition. Additionally, the drainage study concluded that the maximum water surface elevation at the western discharge point to the mining pit increases. Although the maximum water surface elevation is expected to increase at the mining pit to the west, the Sacramento County Floodplain Management Ordinance defines adverse impacts as changes to the floodplain which include, but are not limited to, increasing the flood stage equal to or greater than 0.1 feet or increasing the flood stage by any amount that significantly increases the flood area inundated. The calculated increase is expected to be 0.05 feet and below the 0.1 foot threshold additionally the increase will be located in an existing mining pit and the minor increase in the water surface elevation would be fully contained and would not result in a significant increase in the flood area inundated.

Conditions of approval provided by DWR dated August 22, 2025 indicate that a design level (level 4) drainage study must be prepared prior to the submittal of improvement plans. The intent of the level 4 drainage study is to refine the drainage analysis prepared for the level 3 study and to provide detailed design analysis of the proposed drainage system specific to the project site and proposal. According to the conditions of approval, part of the level 4 study will include a roadside ditch analysis to demonstrate that the capacity roadside ditch along Elder Creek Road is not exceeded and, in the event the existing capacity is exceeded, provide designs showing improvements to the ditch that will accommodate the increased capacity. Offsite improvements associated with potential roadside ditch improvements are addressed in the topical sections of this document.

It should be noted that the project site is located within the West Jackson Highway Master Plan (WJHMP) area (refer to Land Use and Planning section of this document for additional information) and in the WJHMP Master Drainage & Flood Control Study (WJHMP Drainage Study). Based on the analysis included in the WJHMP Drainage Study, the project site is within the watershed denoted WJG401 which is anticipated to be served by a future 48-inch drain line along Bradshaw Road that will route drainage flows from the vicinity northbound. At the time the drainage improvements associated with the WJHMP are constructed the project site will be required to tie into the drainage system.

The project will be required to comply with the requirements and standards in the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and the County's Land Grading and Erosion Control Ordinance (County Code Chapter 16.44) and conditions of approval provided by DWR. Therefore, impacts related to storm water drainage and polluted runoff would be *less than significant*.

iii. impede or redirect flood flows?

The project site is not located within a floodplain or local flood hazard area and will not impede or redirect flood flows. Therefore, there would be *no impact*.

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

The project parcel is not located in an area that is subject to 200-year ULOP area. 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?*

The project area is within FEMA designated Zone X. The project area is not within a tsunami or seiche zone. Additionally, a site specific SWPPP would be developed for the project as part of compliance with the SWRCB 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?*

Construction of the project would include compliance with all regulatory requirements including the development of a site specific SWPPP, adherence to the SWRCB Construction General Permit requirements, and following the conditions in the County's Stormwater Ordinance. Additionally, although the project would result in an increase in impervious surface area, construction and operation of the project would not decrease groundwater supply or inhibit groundwater recharge. Therefore, implementation of the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XII. LAND USE AND PLANNING

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

GENERAL PLAN

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 establishes a land use classification system as well as land use policies. Within the project area, Bradshaw Road is designated as a pre-2030 thoroughfare and Elder Creek Road is designated as a post-2030 thoroughfare in the General Plan, Transportation Diagram (Sacramento County, 2019b).

WEST JACKSON HIGHWAY MASTER PLAN

The project site is within the WJHMP area which was approved by the Sacramento County Board of Supervisors on June 11, 2025. Originally intended to re-design, re-purpose, and reconnect current and former mining properties to the Rosemont and Vineyard Communities, the WJHMP was augmented during the project initiation phase to include a number of smaller non-participating parcels. This was done to establish a more logical planning boundary and a comprehensive vision for the 5,913-acre plan area. Since adopted, the WJHMP became an extension of the Sacramento County General Plan and serve as a planning and policy tool that refines and implements countywide goals, objectives, and policies for the WJHMP area.

To facilitate the transition to the land uses envisioned in the WJHMP, the plan area has been divided into two districts (within which the Project Applicants are the majority landowners) and three future planning areas (FPAs). FPAs are composed of three distinct geographic areas over which the Project Applicants do not have land use control. The WJHMP establishes land use designations, distribution, and intensity (density and/or floor area ratio) for the properties in the plan area. In order to change existing land use designations and zoning in the FPAs, landowners of these areas, who apply for future land use entitlements, would need to initiate amendment(s) to the WJHMP or prepare subsequent comprehensive planning documents.

VINEYARD COMMUNITY PLAN

The Vineyard Community Plan (Community Plan) was adopted in 1985 as a guide for the future growth and development of the Vineyard area. There are fewer land use designations within the Community Plan as compared to the General Plan. Land use designations within the Community Plan are similar to their counterparts within the General Plan. The project area includes a mix of Interim Agricultural Reserve with Surface Mining Combining Zone, Light Industrial, and Agricultural Residential designations based on the Community Plan identified land use designations.

ZONING CODE

In addition to the General Plan and the Community Plan, the County's Zoning Code establishes land use zones with standards and regulations for development within those zones. Similar to the General Plan and Community Plan, the project site includes land use zones of Light Industrial (M-1) and Interim Agricultural Reserve/Surface Mining (IR(SM)), with Agriculture Residential – 1 (AR-1), Agriculture Residential – 2 (AR-2), and Agriculture – 20 (AG-20) beyond the parcels adjacent to the project site (Plate IS-5).

ENVIRONMENTAL SETTING

The project site is located within a rural area in the northern portion of the Vineyard community. The Genal Plan designation for the project site, as well as the adjacent properties to the east, is Agricultural- Urban Reserve (URB-RES). The URB-RES designation identifies areas within the County for urban expansion after the 20-year planning period. The adjacent propertied to the south, across Elder Creek Road have an Industrial-Intensive (INT-IND) General Plan designation which allows for manufacturing, processing, warehousing, and similar industrial uses. The adjacent properties to the west have a Recreation (REC) General Plan designation which allows for active public recreation uses but currently contains a mining pit.

The northern portion of the project site has an Interim Agricultural Reserve (IR) zoning designation with a Surfacing Mining (SM) combining zone as do all of the properties adjacent to the west, north and east. The IR Zone designates areas within the County that are reserved for future industrial uses. The SM Combining Zone designates areas in the County to protect mineral resources from incompatible land uses. The southern portion of the project site is zoned Light Industrial (M-1) as are the adjacent properties to the south across Elder Creek Road. The M-1 zone allows for industrial uses including fabrication, manufacturing, assembly, or processing of materials. The M-1 Zone also allows for similar uses such as service yards, storage and warehousing.

The project site is designated as Future Planning Area B (FPA B) in the WJHMP. FPAs are composed of three distinct geographic areas over which the WJHMP Project Applicants do not have land use control. The WJHMP land use map designates FPAs for residential use for the purpose of resource planning and to ensure appropriate sizing of infrastructure. However, these areas retained their current General Plan land use designations (General Agriculture – 20 acre minimum and Agricultural-Urban Reserve) with adoption of the WJHMP but will receive a West Jackson Master Plan Overlay. The land uses noted in the WJHP surrounding FPA B are designated for residential, school, and open space/urban farm uses.

IMPACT DISCUSSION

a. Would the project physically divide an established community?

The project is located within a rural area in the Vineyard community. The project is surrounded by Light industrial, Interim Agricultural Reserve/Surface Mining, and Agricultural Residential zoned properties. The project would result in the development and ongoing operation of an auction sales lot consistent with the land use designation of the site and surrounding properties. The proposed project would not result in roadway development, parcel configuration, or other feature which would divide the established area.

The project site is located within the WJHMP, however, since the project application was submitted prior to its adoption, the project is not required to amend the WJHMP and the Zoning Code and General Plan land use regulations apply. Therefore, the proposed project would not conflict with the existing land use pattern in the area or physically divide an established community. Therefore, the project would have ***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?

The project site has a split zoning designation, with the northern parcel being zoned as Interim Agriculture Reserve/Surface Mining (IR[SM]) and the two (2) southern parcels being zoned as Light Industrial (M-1). The IR(SM) zone district anticipates future industrial development while the M-1 zoning district provides for development of industrial uses. The project could have environmental impacts as discussed within the topical analyses of this document. With the application of mitigation measures as necessary, the potential environmental impacts discussed within each topical section would be less than significant. The proposed project would not conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIII. MINERAL RESOURCES

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

ENVIRONMENTAL SETTING

The project site is located west of Bradshaw Road and north of Elder Creek Road within the northern part of the Vineyard community. The northern part of the Vineyard community contains aggregate resources that support a number of active mining operations. The project site is partially within a Mineral Resource Zone (MRZ) 2 area, which is an area where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood exists for their presence, as identified by the Sacramento County General Plan and the State Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption Region.

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?*

The northwestern portion of project site is within an area that has a high likelihood to contain mineral resources. However, the project is not likely to remove a substantial amount of mineral resources as earth moving related to the project would include primary surface grading and infrastructure improvements related to drainage facilities, retention basins and building footings that would not be constructed to depths resulting in the substantial loss of mineral resources. Therefore, implementation of the project would not result in the substantial loss of availability of mineral resources. Impacts would be ***less than significant***.

- 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?*

The northwestern portion of project site is within an area that has a high likelihood to contain mineral resources. Even though development of the proposed project would occur in a mineral resource area, the project itself would not remove the existing mineral resource. The mineral resource would remain underground, below the development footprint, and continue to be available for extraction at some future date. The potential loss of mineral deposits associated

with the project would not be considered substantial compared to the total mineral deposits available in Sacramento County. For these reasons, the proposed project would not result in a substantial, permanent loss of an important mineral resource at the project site. Therefore, impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIV. NOISE

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

ENVIRONMENTAL SETTING

The project site is an approximately 47-acre property located northwest of the intersection of Bradshaw Road and Elder Creek Road in the Vineyard community. The project site is surrounded by vacant, light industrial, agricultural, and single-family residential properties. The immediate area beyond adjacent parcels similar land uses. The project site and adjacent properties are zoned either IR, which is reserved for future industrial uses, or M-1 which allows for industrial uses.

EXISTING AMBIENT NOISE LEVELS

Land use within the project area consists of undeveloped lands, developed light industrial uses, developed single-family residences and agricultural uses. The most common and primary sources of noise in the project vicinity are associated with traffic on Bradshaw Road and Elder Creek Road, industrial and agricultural activities, and other typical residential noises like dogs barking, radios, and landscaping equipment.

NOISE-SENSITIVE RECEPTORS

Rural areas typically contain a variety of land use and development types that are noise sensitive including residences, schools, churches, and convalescent care facilities. Nearby sensitive receptors are single-family residences located on adjacent parcels or within 500 feet of the project site's perimeter. Residential uses adjacent to the project site are the primary sensitive receptors in the vicinity. There are no nearby schools, churches, or convalescent care facilities located within a quarter mile of the project site.

REGULATORY SETTING

COUNTY GENERAL PLAN NOISE ELEMENT

The goals of the Sacramento County General Plan Noise Element are to: (1) protect the citizens of Sacramento County from exposure to excess noise and (2) protect the economic base of Sacramento County by preventing incompatible land uses from encroaching upon existing planned noise-producing uses. The General Plan defines a noise sensitive outdoor area as the primary activity area associated with any given land use at which noise sensitivity exists. Noise sensitivity generally occurs in locations where there is an expectation of relative quiet or where noise could interfere with the activity which takes place in the outdoor area. An example is a backyard, where loud noise could interfere with the ability to engage in normal conversation.

The Noise Element of the Sacramento County General Plan establishes noise exposure criteria to aid in determining land use compatibility by defining the limits of noise exposure for sensitive land uses.

Policy NO-1 of the Noise Element discusses noise receptors or sources as they relate to transportation noise. NO-1 states the following: The noise level standards for noise-sensitive areas of new uses affected by traffic or railroad noise sources in Sacramento County are shown in Table 1. Where the noise level standards of Table 1 are expected to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 standards. Table 1 of the General Plan Noise Element is shown in **Table IS-10** below.

Policy NO-6 of the Noise Element discusses noise receptors or sources as they relate to non-transportation noise, and interior and exterior noise. NO-6 states the following: where a project would consist of or include non-transportation noise sources, the noise generation of those sources shall be mitigated so as not to exceed the interior and exterior noise level standards of Table 2 at existing noise-sensitive areas in the project vicinity. Table 2 of the General Plan Noise element is shown in **Table IS-11** below.

Table IS-10: Sacramento County Traffic and Railroad Noise Standards

New Land Use	Sensitive Outdoor Area – L_{dn}	Sensitive Interior Area – L_{dn}
All Residential ⁵	65	45
Transient lodging ^{3,5}	65	45
Hospitals and nursing homes ^{3,4,5}	65	45
Theaters and auditoriums ³	None	35
Churches, meeting halls, schools, libraries, etc. ³	65	40
Office buildings ³	65	45
Commercial buildings ³	None	50
Playgrounds, parks, etc	70	None
Industry ³	65	50

Source: Table 1 of Noise Element

Notes:

1. Sensitive areas are defined in acoustical terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation either by hospital staff or patients.
5. If this use is affected by railroad noise, a maximum (L_{max}) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

Table IS-11: Non-Transportation Noise Standards Median (L50)/Maximum (Lmax)

New Land Use	Outdoor Area		Interior
	Daytime	Nighttime	Day and Night
All Residential	55 / 75	50 / 70	35 / 55
Transient lodging ⁴	55 / 75	---	35 / 55
Hospitals and nursing homes ^{5,6}	55 / 75	---	35 / 55
Theaters and auditoriums ⁶	---	---	30 / 50
Churches, meeting halls, schools, libraries, etc. ⁶	55 / 75	---	35 / 60
Office buildings ⁶	60 / 75	---	45 / 65
Commercial buildings ⁶	---	---	45 / 65
Playgrounds, parks, etc. ⁶	65 / 75	---	---
Industry ⁶	60 / 80	---	50 / 70

Source: Table 2 of the Noise Element

Notes:

1. Table 2 standards shall be reduced by five (5) dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards of Table 2, then the noise level standards shall be increased at five (5) dB increments to encompass the ambience.
2. Sensitive areas are defined in the acoustic terminology section.
3. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in closed positions.
4. Outdoor activity areas of transient lodging facilities are not commonly used during nighttime hours.
5. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
6. The outdoor activity areas of these uses (if any) are not typically utilized during nighttime hours.
7. Where median (L_{50}) noise level data is not available for a particular noise source, average (L_{eq}) values may be substituted for the standards of this table provided the noise source in question operates for at least 30 minutes of an hour. If the source in question operates less than 30 minutes per hour, then the maximum noise level standards shown would apply.

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?*

CONSTRUCTION

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point.

Noise from heavy equipment during construction activities would add to the noise environment in the immediate vicinity of the work area. According to the Federal Highway Administration Construction Noise Handbook typical heavy equipment operations can generate noise levels from 80 to 85 dB Lmax at 50'. Given the close proximity of sensitive residential receptors to the project site. There is potential for construction noise to exceed noise standards shown in general Plan Policy NO-6.

However, Policy NO-8 of the County's General Plan states that noise associated with construction activities shall adhere to County Code requirements – specifically Section 6.68.090(e). Sacramento County Code Section 6.68.90(e) exempts noise sources associated with construction activities provided such activities do not occur between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday and on each Sunday after the hour of 8:00 p.m. It is reasonably assumed for the purposes of this analysis that all noise-generating on-site project construction equipment and activities would occur pursuant to County Code Section 6.68.90(e) and would thereby be exempt from County Code noise level criteria. Based on the proposed project's construction activities would be temporary and would be exempt from meeting noise level requirements, project-related construction noise would be considered *less than significant*.

OPERATIONS

The implementation of the proposed project would create new sources of noise in the project vicinity. Primary noise sources from the site are expected to relate to the proposed industrial shop that will be used for vehicle and equipment inspection and service, engine runups (brief startups of for-auction equipment in the auction yard) and the movement of vehicles and equipment around the vehicle storage areas.

INDUSTRIAL SHOP NOISE

The proposed shop will be located approximately 132 feet from the northern property line and 124 feet from the eastern property line. The adjacent property to the north is vacant while the properties to the east contain single family residences along Bradshaw Road. These residential uses are considered sensitive receptors, and the noise standards of General Plan Policy NO-6 apply. As shown in **Table IS-11**, the applicable noise standards for residential uses are 75 dB Lmax for outdoor areas (backyard) and 55 dB Lmax for interiors. The outdoor backyard areas related to the adjacent residential properties are approximately 568' east of

the proposed shop and the residential structures are located approximately 597' away (**Plate IS-10**). Primary noise generated at the proposed shop is likely to be from the use of pneumatic tools, and engine runups. According to the Federal Highway Administration Construction Noise Handbook pneumatic tools can produce a noise level of 85 dB Lmax at 50' and typical heavy equipment operations can generate noise levels from 80 to 85dB Lmax at 50'. Utilizing a fixed attenuation model, the noise levels at the residential uses were calculated. For the backyard areas the projected noise level was found to be 63.89 Db and within the Lmax standards of the General Plan. Projected noise levels at the residential façades were found to be 63.46 dB. Standard residential construction techniques, generally provide a 25 dB noise reduction when windows are closed. Therefore, interior noise levels are expected to be 38.46 dB and within the Lmax standards of the General Plan. It should be noted that the shop area is within an enclosed building and noise generated from the shop use is expected to be lower than described above, additionally the project includes the construction of an 8' concrete masonry unit (CMU) wall along the eastern property line in this location which will further attenuate noise leaving the site.

VEHICLE STORAGE AREA NOISE

The proposed vehicle storage areas make up the majority of the project site and nearly all of the southern portion of the property, except for the proposed detention basin that will be located along the western property line. The adjacent properties west and east of the southern storage area each contain single family residential uses. Vehicle movement and runups within the on-site vehicle storage areas have the potential to generate noise that may affect adjacent sensitive receptors. As detailed above, noise generated by vehicles and equipment during runups is expected to be 80-85 dB at 50'.

According to the Sacramento County Zoning Code the proposed storage area will need to maintain a 24-foot setback from property lines when adjacent to residential uses. The residential outdoor area on the property to the east is located adjacent to the shared property line (24 feet from the storage area) and the nearest residential façade is located approximately 67 feet from the property line (91 feet from the storage area) (**Plate IS-11**). Given the residential outdoor area will be located approximately 24 feet from the proposed storage area and noise levels generated by the project are expected to be approximately 80-85 Db at 50 feet, the noise standards for outdoor activity areas detailed in General Plan Policy NO-6 are expected to be exceeded. Utilizing a fixed attenuation model, the noise levels at the residential indoor area was calculated. The projected noise level at the residential façade (91 feet from the proposed storage area) was found to be 79.80 dB. Standard residential construction techniques generally provide a 25 dB noise reduction when windows are closed. Interior noise levels are expected to be 54.80 dB and within the Lmax standards of General Plan Policy NO-6.

The residential outdoor area and residential façade on the property to the west is located approximately 190 feet from the shared property line (**Plate IS-12**). Utilizing a fixed attenuation model, the noise levels at the residential outdoor area and façade were found to be 73.40 dB Lmax and the outdoor area is within the Lmax standards detailed in the General Plan Policy NO-6. It should be noted that the outdoor area is shielded from project site by an intervening structure and sounds generated by the site are expected to be lower than the noise levels provided by the modeling. Standard residential construction techniques, generally provide a 25 dB noise reduction when windows are closed. Therefore, interior noise levels are expected to be 48.4 dB and within the Lmax standards of the General Plan.

Plate IS-10: Industrial Shop and Adjacent Sensitive Residential Receptors

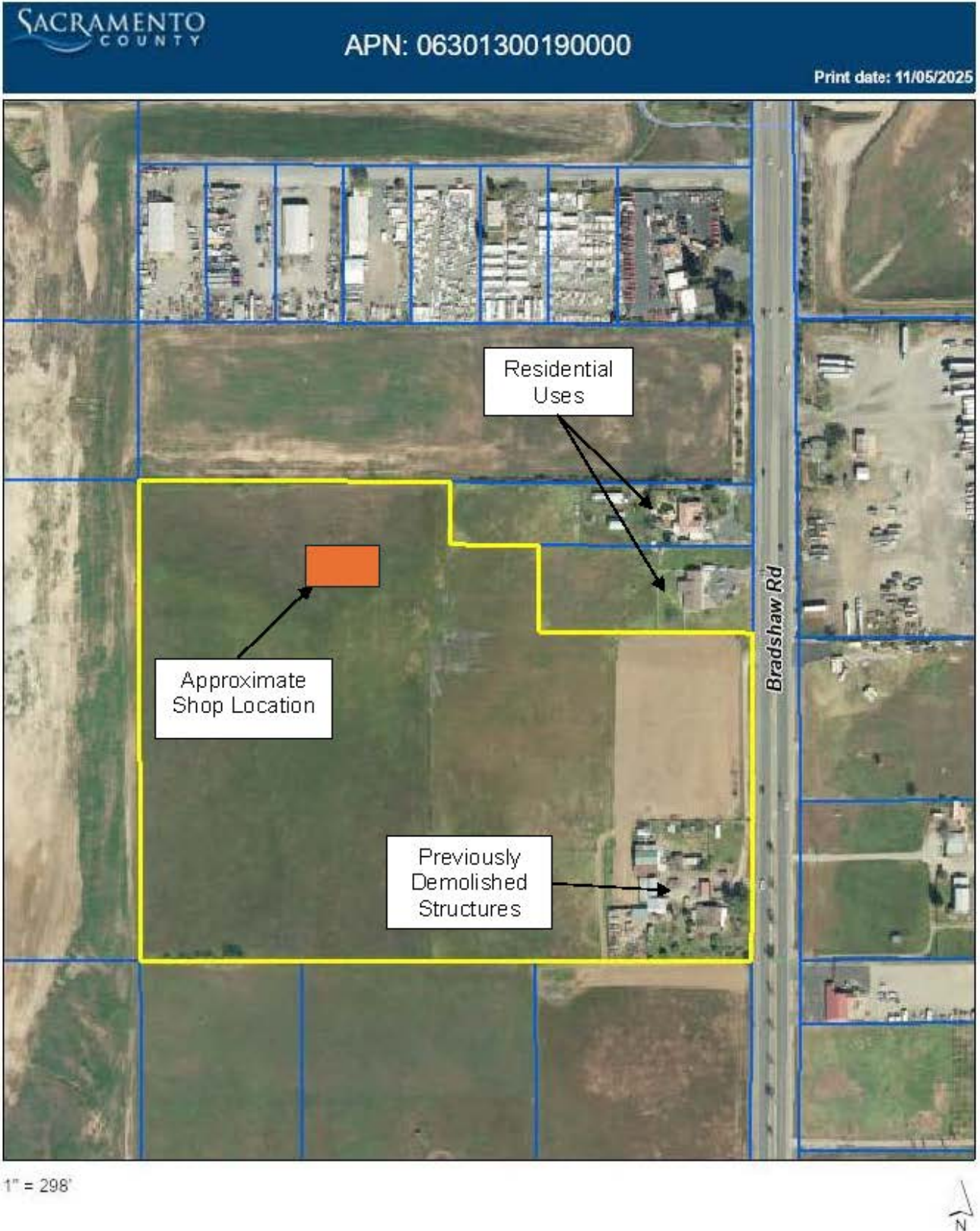


Plate IS-11: Storage Area and Eastern Sensitive Residential Receptors



Plate IS-12: Storage Area and Western Sensitive Residential Receptors



CONCLUSION

The implementation of the proposed project would create new sources of noise in the project vicinity. Primary noise sources from the site are expected to relate to the proposed industrial shop that will be used for vehicle and equipment inspection and service, engine runups (brief startups of for-auction equipment in the auction yard) and the movement of vehicles and equipment around the vehicle storage areas. Most of the noise generated by the project will be within County standards; however, vehicle operations within the vehicle storage area are expected to produce noise levels in excess of County standards to the adjacent residential outdoor recreation area on property east of the project site along Elder Creek Road. Mitigation requiring the installation of sound barriers, additional setback zones, or other design features into the project to attenuate operational noise at adjacent residential outdoor areas has been included to reduce noise levels to within County standards. Impacts related to noise will be ***less than significant with mitigation***.

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

CONSTRUCTION

The project as proposed would result in the construction of an auction sales lot. Increases in groundborne vibration levels attributable to the project would be primarily associated with short-term construction-related activities. Construction of the project would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations in their 2018 Transit Noise and Vibration Impact Assessment Manual. Based on the construction equipment list expected for a project of this type and size, equipment with the potential to generate the greatest vibration levels would be a large bulldozer, which generates a vibration level up to 0.089 in/sec PPV at a reference distance of 25 feet (FTA 2018). Based on the project site plan, these equipment types may be used approximately 67 feet from the nearest residential structure located east of the project site. At this distance the project would not exceed the FTAs threshold of 0.2 in/sec PPV for structural damage and 0.64 in/sec for human annoyance. Therefore, impacts would be ***less than significant***.

OPERATIONS

Project operations would include the movement of equipment on and off site which could result in increased vibration levels. The equipment kept on site would be similar in nature to the equipment utilized during construction activities and operational impacts are expected to be similar in nature to those resulting from construction. Operational groundborne vibration would not exceed the FTAs threshold of 0.2 in/sec PPV for structural damage and 0.64 in/sec for human annoyance. Therefore, impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MEASURE NO-1: NOISE ATTENUATION

Prior to issuance of improvement plans or grading permits incorporate sound barriers, setback zones or other design elements into the project to attenuate operational noise at adjacent residential properties as shown in **Plate IS-11** to within County standards. A noise assessment, prepared by a qualified professional, shall be submitted for approval by the Environmental Coordinator, showing the incorporated elements reduce noise levels from the project consistent with General Plan Policy NO-6.

XV. POPULATION AND HOUSING

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

ENVIRONMENTAL SETTING

The project parcel is located within a rural area of the Vineyard community with a mixture of industrial, agricultural, and residential uses. The project parcel is undeveloped and zoned for industrial uses or reserved for future industrial uses.

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)?*

The project includes the construction and operation of an auction sales lot on a property zoned for industrial uses or reserved for industrial uses and would not have a direct or indirect effect on area population levels. Therefore, the project would not induce population growth and impacts would be ***less than significant***.

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

The project parcel is undeveloped. As no housing would be demolished, there would be no need for replacement housing elsewhere. Therefore, there would be ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVI. PUBLIC SERVICES

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

ENVIRONMENTAL SETTING

The project area is located in the unincorporated Vineyard community. The area of the Vineyard community which the project site is located contains a mix of industrial, agricultural, and single-family residential development.

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 62 located at 3646 Bradshaw Road, approximately 2.6-miles north of the project area. In addition, SMFD Station 54 is located at 8900 Fredric Avenue, which is approximately 2.6-miles northwest of the project area and SMFD Station 50 is located at 8830 Gerber Road, which is approximately 2.7-miles southwest of the project area.

POLICE PROTECTION

Sacramento County Sherriff's Department provides police protection within the project area. The project area is within the service area of the District Seven East service area. The District Seven east service area provides law enforcement services to the east central portion of the County, which includes the Vineyard community area. The closest District Seven East Division station is located at 2897 Kilgore Road in Rancho Cordova, which is approximately 6.6-miles northeast of the project area.

SCHOOLS

The project area is within the Elk Grove Unified School District. There are no schools within a quarter mile from the project site. The closest public school to the project site is the Sierra Enterprise Elementary School located approximately 1.5 miles northwest. Additionally, the Elk Grove USD Adult and Community Education Center is located 3.8 miles southwest of the project site, and Florin Elementary School is located four (4) miles southwest of the project site. In addition to these public schools, Bethany Bible School (private for-profit school) is located 0.6-mile northwest of the project site.

PARKS

The project area is within the Southgate Recreation and Park District. There are no neighborhood and community parks within an approximate 0.25-mile distance from the project parcel. The closest parks to the project site are community parks located greater than a half mile from the project site including the Bradshaw Ranch Golf Course located approximately 1.3-miles south of the project site, the Capital Edge Paintball Park located approximately 0.7-miles southwest of the project site, and the Cordova Golf Course located approximately 1.1-miles north of the project site.

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?

Sacramento Metropolitan Fire District provides fire protection to the surrounding vicinity of the site. The project site is not located within a Very High or High Fire Hazard Severity Zone. The project must adhere to applicable requirements for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements would ensure adequate emergency access and evacuation routes. With adherence to Sacramento Metropolitan Fire District standard development requirements, impacts would be ***less than significant***.

Police protection?

Police services would continue to be provided by the Sacramento County Sheriff's Office (SCSO). Associated industrial construction and ongoing operations would not significantly increase demand for law enforcement protection. Impacts would be ***less than significant***.

Schools?

The project would not result in a population increase and therefore would not increase the number of students. There would be ***no impact***.

Parks?

This project would not result in a population increase and therefore would not increase the use of parks and recreational facilities. There would be ***no impact***.

Other public facilities?

There are no other public facilities or government services that would be significantly impacted as a result of the project. Impacts would be ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVII. RECREATION

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

ENVIRONMENTAL SETTING

The project area is in the northern portion of the Vineyard community which is comprised of industrial, agricultural, and single-family residential uses. There are no neighborhood parks within 0.25-mile of the project parcel.

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?*

The project includes the construction and operation of an auction sales lot. The proposed development would not increase the local population. Therefore, the project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities. Therefore, there would be ***no impact***.

- 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?*

The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, there would be *no impact*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XVIII. TRANSPORTATION

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project site is located west of Bradshaw Road and north of Elder Creek Road and will be provided access from both roadways. The access off of Bradshaw Road will provide primary access for trucks, employees and customers coming to and leaving the site. Bradshaw Road is identified as a Pre-2030 Thoroughfare in the General Plan Transportation Diagram and Elder Creek Road is identified as a Post-2030 Thoroughfare.

The closest roadway intersection is the intersection of Bradshaw Road and Elder Creek Road which is located approximately 650 feet east of the project site. The identified intersection of Bradshaw Road and Elder Creek Road is traffic light controlled.

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?*

Construction activities may temporarily generate new vehicle trips (e.g., hauling and worker commute trips) and may result in a short-term increase in traffic levels on roadways in the project area. Given the temporary nature of construction and existing capacity on local roadways, project construction is not anticipated to conflict with any applicable plan, policy, or

ordinance related to the transportation system that could result in a substantial adverse environmental effect.

According to the Sacramento County Department of Transportation (SacDOT), when compared to the current site use, the proposed project would generate less than 1,000 daily trips and less than 100 new trips during the AM/PM peak hour and a Local Transportation Analysis (LTA) is not required for the project.

SacDOT submitted conditions of approval for the project dated June 24, 2025. Conditions from SacDOT indicate roadway improvements will be required to support the project, including installation of public street improvements along Bradshaw Road and Elder Creek Road frontage based on a 96-foot standard including full width pavement, and roadside ditch and utility pole relocation. The conditions also require the installation of additional paving on the south side of Elder Creek Road, opposite the project site, to an eight (8) foot width for the length of the site frontage ($\pm$ 650 feet) and tapering in width to conform the existing edge of pavement for an additional $\pm$ 150 feet east and west of the site frontage for a total length of $\pm$ 950 feet. This improvement will also require the relocation of the roadside ditch and utility poles. Additionally, the conditions indicate that a small portion of the existing center raised median within Bradshaw Road will need to be removed and a left turn/ U-turn lane will need to be installed to allow for access to the site.

The installation of required improvements will allow for adequate access and turning movements to and from the site. Temporary lane closures may be required to install the improvements, but complete road closures are not expected. Installation of the required improvements will ensure the project does not conflict with plans, ordinances or policies addressing the circulation system. Therefore, 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?*

The project includes the development and operation of an online auction business where customers bid on construction, agricultural and warehouse equipment on a monthly basis. The site will have up to 50 employees on site at any one time to receive and inspect equipment, conduct any necessary on site minor equipment services/repairs and to conduct office related tasks in support of the auction business. Customers can visit the site two days prior to the online auction to inspect equipment and can retrieve equipment within the week following the online auction. Customer equipment pick-up and drop-off frequency varies throughout the month. During the more active times approximately 43 equipment pick-ups and drop-offs are made by customers throughout the day.

SacDOT reviewed the proposed project to determine whether or not the project would require a VMT analysis. Although the project will result in the generation of traffic, SacDOT determined that the project would generate less than 237 new daily passenger vehicle trips, and is below the 237 “small project” threshold and screens out from further VMT analysis. As the project would be below the 237 ADT threshold, impacts associated with VMT are *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)?*

The project would implement the conditions established by the SacDOT related to access and roadway improvements ensuring adequate turning movements for trucks entering and exiting the site. Therefore, impacts would be *less than significant*.

d. *Would the project result in inadequate emergency access?*

The project would implement the requirements established by Sacramento Metropolitan Fire District and SacDOT. Therefore, the project would not result in inadequate emergency access and impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

XIX. TRIBAL CULTURAL RESOURCES

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

ENVIRONMENTAL SETTING

AB 52 (effective July 1, 2015) added Public Resources Code Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to CEQA, relating to consultation with California Native American tribes, consideration of "tribal cultural resources," and confidentiality. Tribal cultural resources includes sites, features, places, cultural landscapes, sacred places, and objects with cultural value to California Native American tribes (Office of Planning and Research,

2017) and 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 example 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 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 to consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed 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 (1) written notification that includes a brief description of the proposed 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.

In accordance with AB-52, formal notification letters were sent to those tribes who had previously requested to be notified of Sacramento County projects on July 22, 2024. Wilton Rancheria and United Auburn Indian Community declined to consult, and the County received no other requests from the notified tribes.

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)?

On July 22, 2024, requests for consultation were sent to three (3) native nations who have requested to receive notice of consultation in accordance with AB-52. Staff did not receive a response initiating consultation, and closed the AB-52 review period. Based on the lack of requests to consult, or declining to consult, and that the Sacred Lands File (SLF) search completed by the Native American Heritage Commission (NAHC) indicated negative results for the project site there are likely no tribal cultural resources (TRCs) present on the project site. Therefore, the project will result in **no impact**.

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?

On July 22, 2024, requests for consultation were sent to three (3) native nations who have requested to receive notice of consultation in accordance with AB-52. Staff did not receive a response initiating consultation, and closed the AB-52 review period. There is no information suggesting that there are tribal cultural resources in the vicinity of the project site. In the event of unanticipated discovery, Mitigation Measure CR-1 will ensure proper evaluation and management of unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources that may occur during the project's ground-disturbing activities. Therefore, impacts would be ***less than significant with mitigation***.

ENVIRONMENTAL MITIGATION MEASURES

No additional mitigation required. Refer to Mitigation Measure CR-1; listed in Section VI. (Cultural Resources) above.

XX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
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. Result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?	☐	☐	☒	☐
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	☐	☐	☒	☐
g. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project site is located within a rural area of the Vineyard Community along Bradshaw Road and Elder Creek Road and a number of utilities are in the project area that can provide service to the site. However, public sewer and water facilities are not located in close proximity to the subject property and these services will not be provided. The Sacramento Municipal Utility District (SMUD) provides electric service to the site and maintains utility poles along the property frontage of both Bradshaw Road and Elder Creek road.

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?*

The project site is a vacant site surrounded by residential, light industrial, and agricultural development. The project will require the installation of new on-site septic and water supply facilities as well as relocated drainage facilities on-site and along Bradshaw Road and Elder Creek Road. Additionally, the project will require the relocation of utility poles that are located along Bradshaw and Elder Creek Road. Environmental impacts associated with these improvements are addressed in the relevant topical sections of this document. Any utility relocations will need to be completed in coordination with utility providers.

The provision of adequate utility service is not expected to result in environmental effects beyond those already discussed in the relevant topical sections of this document and will not result in significant environmental effects. Therefore, impacts will be ***less than significant***.

- 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?*

The project site is located in a rural area which does not currently have public water service and the project will require the use of a private groundwater system for the provision of water. The project site is currently served by a private groundwater well and the project will continue to be served by the well. The applicant has indicated that improvements to the existing water system to include new filtration and storage to accommodate required fire flows will be made. Although the project will utilize a private groundwater well, the site will be developed as an auction yard consistent with exiting land use designations and the use of a private water

system is not expected to increase water demands beyond planned capacities. Therefore, project impacts would be ***less than significant***.

- 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?*

The proposed project is not near existing sewer service lines. As such, the project is proposed to be served by private on-site septic sanitation systems. The applicant will be required to secure permits from the County's Environmental Management Division (EMD) at the time of construction. Therefore, impacts would be ***less than significant***.

- 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?*

Recyclable materials would likely be disposed of at the Florin-Perkins Public Disposal Transfer/Processing Facility, Sierra Waste Recycling and Transfer Station, and L and D Landfill. As stated above, Kiefer Landfill and L and D Landfill have a large volume of landfill capacity available to serve the construction of the project.

Implementation of the project would comply with all applicable federal, State, and local solid waste statutes 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. 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 result in substantial adverse physical impacts associated with the provision of storm water drainage facilities?*

The proposed project will be required to install drainage improvements on site and along Elder Creek Road and relocate roadside ditches to allow for required roadway improvements as discussed in the Hydrology and Water Quality section and each of the applicable topical sections. The provision of adequate drainage is not expected to result in environmental effects beyond those already discussed in the relevant topical sections of this document and will not result in significant environmental effects. Therefore, impacts related to the provision of storm water drainage will be ***less than significant***.

- f. *Would the project result in substantial adverse physical impacts associated with the provision of electric or natural gas service?*

The proposed project was reviewed by the Sacramento Municipal Utility District (SMUD). The project would connect to the SMUD electric grid for the provision of electric utilities. SMUD has existing overhead 69 kilovolt (kV) facilities along Elder Creek Road, and overhead 12kV facilities along Bradshaw Road and Elder Creek Road that will be relocated. Utility relocations will be completed in coordination with affected service providers. The project would not connect to natural gas. Therefore, impacts would be ***less than significant***.

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

As discussed above 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) of Chapter 6.20, Title 6, of the Sacramento County Code. Therefore, impacts would be *less than significant*.

ENVIRONMENTAL MITIGATION MEASURES

None 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 to 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?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project parcel is in a rural area of the Vineyard community and is not within or near an State Responsibility Area (SRA) or a high or very high fire hazard severity zone (FHSZ). The closest SRA is east of Grant Line Road, approximately 5.1 miles southeast of the project area. The project area is within the Local Responsibility Area for Sacramento County, and fire protection is provided by the Sacramento Metropolitan Fire District (see Section XVI Public Services for further discussion).

IMPACT DISCUSSION

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

The project site is not within an SRA or within a High or Very High FHSZ. Additionally, project construction would not require the complete closure of any public or private streets or roadways during construction. Temporary construction activities would not impede use of roadways for emergencies or access for emergency response vehicles. In addition, the project would be required to comply with Sacramento Metropolitan Fire District development requirements concerning emergency access and circulation. Therefore, impacts would be ***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?*

The project site is flat and does not support areas of steep slopes. In addition, the project site is located within a rural area of the Vineyard community which is lacking in substantial tree canopy. In areas including scattered tree canopy, the risk of wildland fire is decreased. As such, the proposed project would not be located in a critical fire danger zone or adjacent to wildlands subject to wildfires. There would be an unchanged level of fire protection provided to the project area. In addition, the project would adhere to building codes and any conditions included through review by the Sacramento Metropolitan Fire District. Therefore, impacts would be ***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 to the environment?*

The proposed project would attain water from private on-site wells. The proposed project would connect to existing electricity and other utilities necessary to serve the site. Specifications for project infrastructure improvements would be subject to County requirements and review as well as Sacramento Metropolitan Fire District plan check as required for issuance of a building permit to ensure compliance with the applicable fire and life safety regulations, codes, and ordinances. Therefore, there would be ***no impact***.

- 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?*

The project site is within a rural area of the Vineyard community. The project site is generally flat and not within a high or very high FHSZ. Therefore, the project would not result in exposure of people or structures to significant risks from flooding or landslides following a wildfire and would have ***no impact***.

ENVIRONMENTAL MITIGATION MEASURES

None 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?*

As discussed in Section V. (Biological Resources), potential impacts were identified to raptor species, burrowing owl, migratory birds, Crotch's bumble bee and SSHCP aquatic and terrestrial habitat. The project would implement measure BIO-1 to mitigate impacts to SSHCP habitat and implement measures BIO-2 through BIO-5 to mitigate potential impacts to burrowing owl, raptors, Crotch's bumble bee and migratory birds. The implementation of BIO-1 through BIO-5 would reduce impacts 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.)*

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 the 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 either temporary in nature (i.e., limited to the construction period) or limited to the project area (e.g., cultural resources). Additionally, for each of the topics analyzed in the Initial Study, the proposed 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. Cumulative impacts would be ***less than significant***.

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

As discussed in Section IV (Air Quality), the project would result in emissions during construction of the project. However, AQ-1 would be implemented and would reduce impacts to ***less than significant***.

As discussed in Section VI. (Cultural Resources), Section VIII. (Geology and Soils), and Section XIX. (Tribal Cultural Resources), there is potential for impacts to cultural, tribal cultural, and paleontological resources. The implementation of CR-1, and GEO-1 would reduce impacts to ***less than significant***.

As discussed in Section IX. (Greenhouse Gas), there is potential for greenhouse gas emissions to exceed allowed thresholds of significance. However, GHG-1 would be implemented, and impacts would be reduced to ***less than significant***.

Additionally, as discussed in section XIV (Noise), there is potential for the project to generate noise in exceedance of County policy. However, implementation of NO-1 would reduce impacts to ***less than significant***.

ENVIRONMENTAL MITIGATION MEASURES

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

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the Bar None Auctions is as follows:

It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **\$9,400.00**, which includes administrative costs of **\$1,097.00**. Over the course of the project, the Office of Planning and Environmental Review will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.

LIST OF PREPARERS

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REFERENCES/CITATIONS

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