Todd Smith, Planning Director
Planning and Environmental Review

Troy Givans, Director
Department of Community Development

Subsequent 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 Subsequent Mitigated Negative Declaration re: The Project described as follows:

1. **Control Number**: PLNP2025-00129

2. **Title and Short Description of Project**: Century Palms Estates

   The proposed project consists of a residential subdivision and construction of single-family residences and associated improvements on three parcels southwest of the intersection at M Street and Rio Linda Boulevard in the Gateway Area of the Downtown Rio Linda Special Planning Area (DRLSPA) in the Rio Linda and Elverta community of unincorporated Sacramento County.

3. **Assessor's Parcel Number(s)**: 206-0210-016, 206-0210-019, 206-0210-038

4. **Location of Project**: The project site is located on the south side of M Street and approximately 500 feet west of Rio Linda Boulevard, within the Gateway Area of the Downtown Rio Linda Special Planning Area in the Rio Linda and Elverta community of unincorporated Sacramento County.

5. **Project Applicant**: D.R. Horton CA2, Inc.

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 Subsequent 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: Tentative Subdivision Map

Appendix B: Downtown Rio Linda Special Planning Area Negative Declaration

Appendix C: Air Quality and Greenhouse Gas Analysis

Appendix D: Biological Resources Assessment

Appendix E: Arborist Survey Report

Appendix F: Aquatic Resources Delineation

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

The direct link is:

https://planningdocuments.saccounty.gov/ViewProjectDetails.aspx?ControlNum=PLNP2025-00129

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
Subsequent Mitigated Negative Declaration

PROJECT INFORMATION

PROJECT TITLE: Century Palms Estates

CONTROL NUMBER: PLNP2025-00129

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

PROJECT SPONSOR: D.R. Horton CA 2, Inc.
3000 Lava Ridge Court, Suite 130
Roseville, CA 95678

LOCATION: The project site is located on the south side of M Street and approximately 500 feet west of Rio Linda Boulevard, within the Gateway Area of the Downtown Rio Linda Special Planning Area in the Rio Linda and Elverta community of unincorporated Sacramento County.

ASSESSOR'S PARCEL NUMBER(S): 206-0210-016, 206-0210-019, 206-0210-038

GENERAL PLAN DESIGNATION: Commercial and Office

ZONING: Special Planning Area (SPA)

PROJECT DESCRIPTION

The proposed Century Palms Estates Project (project) consists of a residential subdivision and construction of single-family residences and associated improvements. The project will be implemented on three parcels southwest of the intersection at M Street and Rio Linda Boulevard in the Gateway Area of the Downtown Rio Linda Special Planning Area (DRLSPA) in the Rio Linda and Elverta community of unincorporated Sacramento County (**Plate IS-1**).

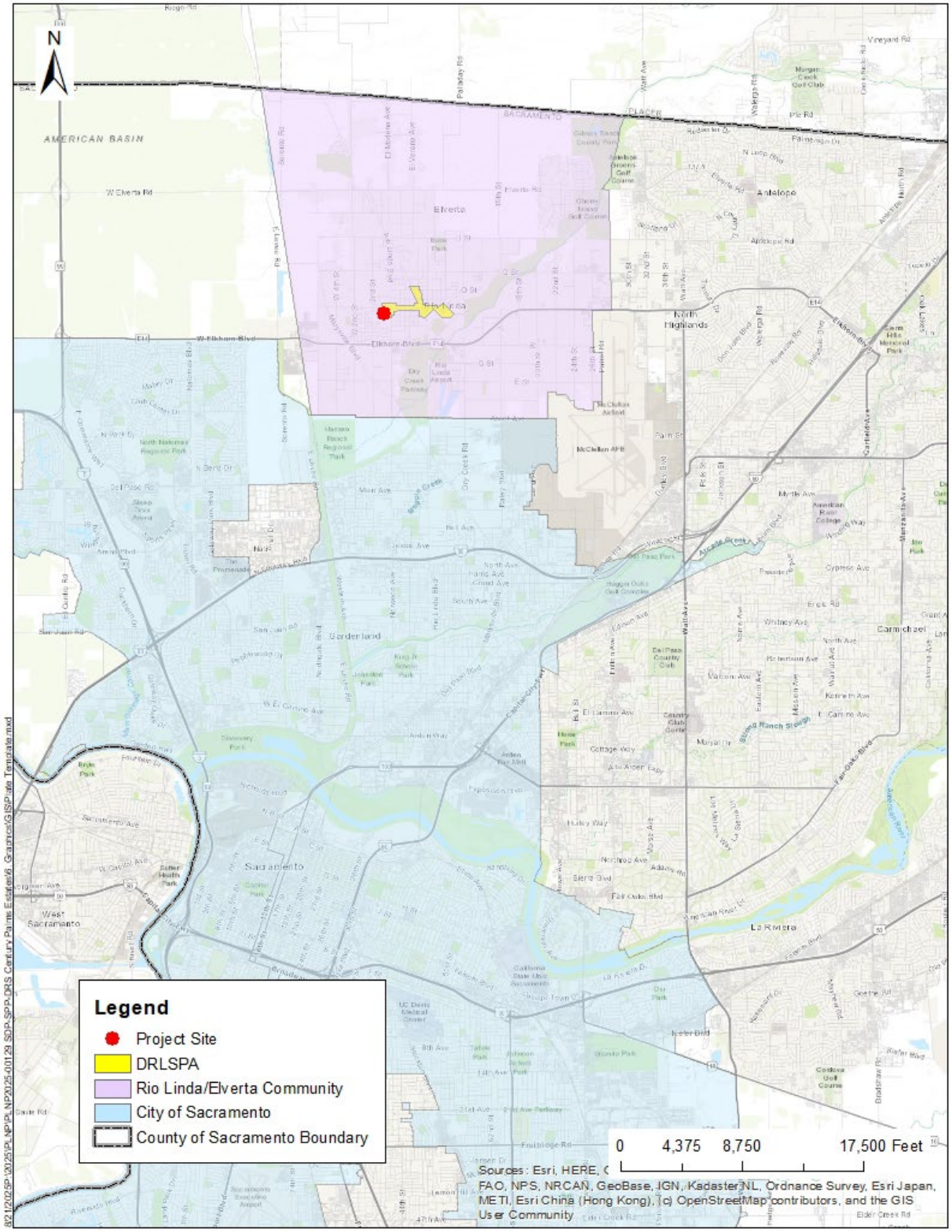
The project includes the following planning entitlement requests:

1. A Tentative Subdivision Map (TSM) for the subdivision of three parcels.

2. A Special Development Permit (SDP) to deviate from the development standards of the Commercial Mixed Use (CMU) and RD-20 SPA subzones.

3. A Design Review (DRS) to determine substantial compliance with the Sacramento County Countywide Design Guidelines and the DRLSPA Design Guidelines.

Plate IS-1: Regional Vicinity



The applicant is proposing to develop single-family residences ranging from approximately 1,567 square feet to 1,631 square feet on three parcels subdivided into 120 single-family residential lots and four parcels for bioretention basins and landscape (project). The resulting residential density is approximately 8.84 dwelling units per acre (du/ac). A typical lot will be approximately 2,975 square feet (Appendix A). Two new paths of ingress and egress will allow accessibility from existing M Street and Rio Linda Boulevard in addition to new internal roads. Frontage improvements and streetscape will be installed along M Street and Rio Linda Boulevard as well. New sewer infrastructure will be required as part of the project. Sewer and water services will be provided by the Sacramento Area Sewer District and the Rio Linda Elverta Community Water District.

SURROUNDING LAND USES AND SETTING

The project site is within an urban area of unincorporated Sacramento County, southwest of the intersection of M Street and Rio Linda Boulevard in the Gateway Area of the DRLSPA in the Rio Linda and Elverta community.

The Rio Linda and Elverta community consists of approximately 12,433 acres and development within the area is guided by the Rio Linda and Elverta Community Plan, adopted by the Sacramento County Board of Supervisors (Board) on June 3, 1998. Within the Rio Linda and Elverta community is the DRLSPA, which is centered along the M Street/Oak Lane corridor, bound by N Street to the north; L Street and Dry Creek to the south; Curved Bridge Road on the east; and Shady Woods Drive and Second Street to the west. Growth within the DRLSPA is guided by the DRLSPA Ordinance (Ordinance), adopted by the Board on November 17, 2015. The Gateway Area is one of four distinct planning areas that implement the Ordinance and focuses on the intersection of M Street and Rio Linda Boulevard.

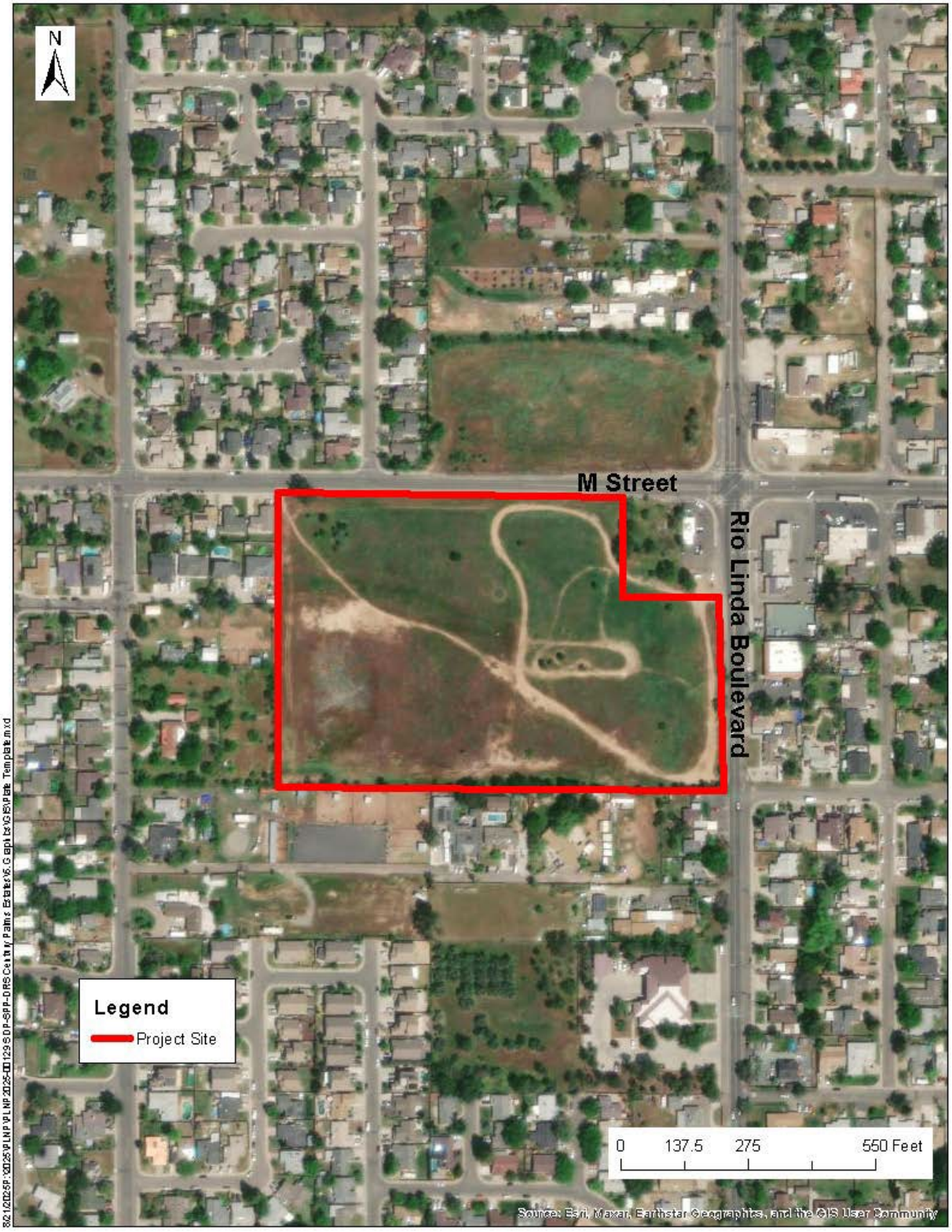
Within the Gateway Area, the project site consists of three parcels which are identified for mixed uses including residential and commercial uses. The project site is vacant and generally flat in topography, with an approximate slope between zero and three percent. Vegetation on site includes nonnative annual grasses and perennial ryegrasses. Additionally, native and non-native trees, seasonal wetlands, and vernal pools are present in the project site.

Within the properties surrounding the subject parcels, land uses consist of low density residential and commercial mixed uses, with a fast-food restaurant located immediately adjacent to the east of the project site, a vacant lot to the north, and single-family residences to the west and south (**Plate IS-2**). McClellan Air Park is located approximately 2.7 miles east of the project site.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

The following permits / agency approvals are anticipated prior to construction: Central Valley Regional Water Quality Control Board (Central Valley RWQCB) – National Pollutant Discharge Elimination System (NPDES) General Construction Permit; California Department of Fish and Wildlife.

Plate IS-2: Project Footprint



INTRODUCTION

A Subsequent Mitigated Negative Declaration (MND) may be prepared for a project if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration (California Environmental Quality Act Guidelines [CEQA] Section 15162. Consistent with CEQA Guidelines Section 15162 the following analysis has been prepared.

CEQA DOCUMENTS ADDRESSED

The following CEQA Document is addressed herein:

- Negative Declaration, Downtown Rio Linda Special Planning Area (County Control No. PLNP2013-CZB-ZOB-00145; SCH No. 2015082020) adopted by the Sacramento County Board of Supervisors (BOS) on November 17, 2015 (**Appendix B**).

CEQA AUTHORITY FOR SUBSEQUENT MITIGATED NEGATIVE DECLARATION

The basis for preparation of a Subsequent Mitigated Negative Declaration is based on CEQA Guidelines Section 15162, which states:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent [negative declaration] may be required for the project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, on or more of the following:

(1) Substantial changes are proposed in the project which would require major revisions of the previous [negative declaration] due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous [negative declaration] due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous [negative declaration] was adopted, shows any of the following:

(A) The project will have on or more significant effects not discussed in the previous [negative declaration]; or

(B) Significant effects previously examined would be substantially more severe than shown in the previous EIR; or

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one of more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous [negative declaration] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt mitigation measures or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions escribed in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval from the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15807 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

As demonstrated by the analysis herein, the proposed Century Palms Estates project constitutes "New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous [negative declaration] was adopted" per Section 15162(a)(3). As a result, a Subsequent IS/MND is the appropriate CEQA document for analysis and consideration of the proposed Century Palms Estates Project.

BACKGROUND

OVERVIEW OF APPROVED PROJECT

DOWNTOWN RIO LINDA SPECIAL PLANNING AREA NEGATIVE DECLARATION (CONTROL NO. PLNP2013-00145)

The Negative Declaration (ND) for the Downtown Rio Linda Special Planning Area (DRLSPA; County Control No PLNP2013-00145) was adopted by the Sacramento County Board of Supervisors on November 17, 2015. This environmental document assessed impacts at a master plan level for development of the DRLSPA. The ND determined that impacts associated with development were less than significant for the following topic areas: Aesthetics, Agriculture and Forestry Resources, Airports, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services, and Transportation. Site-specific impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Hydrology and Water Quality resulting from development of a site would be evaluated at the time development is proposed. Additionally, the ND was adopted prior to the revisions of

Appendix G of the CEQA Guidelines in 2016 and 2018. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to the following topic areas: Energy, Mineral Resources, Recreation, Tribal Cultural Resources, and Wildfire.

ENVIRONMENTAL CHECKLIST

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views[1] of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Notes:

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

ENVIRONMENTAL SETTING

The project site is in the urbanized DRLSPA of unincorporated Sacramento County and is surrounded by low density residential and commercial mixed uses, with a fast-food restaurant located immediately adjacent to the east of the project site, a vacant lot to the north, and single-family residences to the west and south.

LIGHT AND GLARE

The project site is in a developed community surrounded by developed areas with existing nighttime lighting from homes, commercial buildings, parking lots, and existing streetlights.

SCENIC HIGHWAY

River Road (State Route (SR) 160) is the closest state designated scenic highway, approximately 15 miles southwest of the project site.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on aesthetics were determined to be less than significant. There has been no significant change to the environmental setting in relation to aesthetics since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because the project is consistent with the existing levels of urban development in the vicinity of the project site.

Environmental Mitigation Measures

No mitigation measures are recommended.

II. Agriculture and Forestry Resources

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

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Introduce incompatible uses in the vicinity of existing agricultural uses?	☐	☐	☐	☒
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
e. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
f. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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 site is designated as Urban and Built-Up Land (California Department of Conservation, 2025a). Urban and Built-Up Land is used for residential, industrial, commercial, institutional, and public utility structures and for other developed purposes.

The project site and surrounding areas are zoned primarily for residential and commercial land uses. There are no agricultural, forest, or timber resources in the vicinity.

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on agriculture and forestry resources were determined to be less than significant. There has been no significant change to the environmental setting in relation to agriculture and forestry resources since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because there are no agricultural or forestry resources on the or within the vicinity of the project site.

Environmental Mitigation Measures

No mitigation measures are recommended.

III. Airports

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?	☐	☐	☐	☒
b. Expose people residing or working in the project site 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?	☐	☐	☐	☒

Environmental Setting

Sacramento McClellan Airport and Rio Linda Airport are the nearest airports and are located approximately three miles and one mile east of the project site, respectively. The project site is not within the overflight, approach, or departure zones of either airport. The nearest noise contour is the 65 decibel (dB) noise contour of Rio Linda Airport, which is located approximately 0.8 miles southeast of the project site.

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, impacts on airports were determined to be less than significant. There has been no significant change to the environmental setting in relation to airports since the adoption of the 2015 DRLSPA ND.

Additionally, the Century Palms Estates project would not result in new or greater impacts because the project site is not within the overflight, approach, or departure zones of an airport.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

IV. AIR QUALITY

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

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

REGULATORY SETTING

AIR POLLUTANTS

CRITERIA AIR POLLUTANTS

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

TOXIC AIR CONTAMINANTS

Toxic air contaminants are a set of airborne pollutants that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. The health effects associated with toxic air contaminants are quite diverse and are generally

assessed locally, rather than regionally. Toxic air contaminants can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage; or short-term acute affects, such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches. Potential toxic air contaminants that may be encountered during construction are diesel PM (DPM), asbestos from demolition, and naturally occurring asbestos.

FEDERAL

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the U.S. Environmental Protection Agency (U.S. 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 U.S. 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 is periodically revised to reflect updated emissions, plans, rules and regulations as reported by the agencies overseeing the different air basins. The SIP includes strategies and control measures to attain NAAQS by deadlines established in the federal CAA.

REGIONAL

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

AIR QUALITY PLANS

Air quality plans describe air pollution control strategies to be implemented to bring an area currently in non-attainment for NAAQS or CAAQS into compliance. SMAQMD has adopted air quality plans pursuant to regulatory requirements under U.S. EPA and CARB. The *Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Sacramento Metropolitan AQMD, 2017) and the *Sacramento Regional 2015 NAAQS 8-Hour Attainment and Reasonable Further Progress Plan* (Sacramento Metropolitan AQMD, 2023) represent the most recent air quality management plans developed to describe and demonstrate how the Sacramento Federal Nonattainment Area (SFNA) is meeting requirements for ozone under the federal CAA. For particulate matter, SMAQMD developed the $PM_{2.5}$ standard and the Second 10-Year PM_{10} Maintenance Plan for Sacramento County (Sacramento Metropolitan AQMD, 2021)

SMAQMD THRESHOLDS

The SMAQMD CEQA Guide provides the recommended mass emissions thresholds for ozone precursors correlating to requirements for the reduction in reactive organic gases (ROG) and nitrogen oxide (NOx) from heavy duty vehicles and land use emissions committed to in the ozone attainment plans (Sacramento Metropolitan AQMD, 2020a). Similarly, the mass emissions thresholds for particulate matter correlate to SMAQMD's permitting offset trigger levels, which prevents deterioration of ambient air quality. Therefore, projects with emissions less than the recommended thresholds of significance for criteria air pollutants would not conflict with or obstruct implementation of applicable air quality plans for ozone and particulate matter. Table IS-1 displays the thresholds of significance for criteria air pollutants for the construction and operational phases of a project.

ENVIRONMENTAL SETTING

The project site is located within the southern portion of the Sacramento Valley Air Basin (SVAB) in Sacramento County. Within the Sacramento County portion of the SVAB, air quality is regulated by the U.S. Environmental Protection Agency (EPA) at the federal level, the California Air Resources Board (CARB) at the state level, and the Sacramento Metropolitan Air Quality Management District (SMAQMD) at the regional level.

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

Criteria Air Pollutants

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

An air quality and greenhouse gas (GHG) emissions analysis was completed for the project (Appendix C). Construction-generated emissions associated with the project were estimated by running the California Emissions Estimator Model (CalEEMod) with project specific information. This model is designed to model emissions for land use development projects, based on typical construction requirements (**Table IS-1**).

Table IS-1: Estimated Construction Emissions

Pollutant	Project Construction Emissions[1]	SMAQMD Thresholds of Significance[2]
Reactive Organic Gases	15.60 pounds per day	None
Nitrogen Oxide	29.20 pounds per day	85 pounds per day
Coarse Particulate Matter (PM_{10})[3,4]	21.10 pounds per day	0 (80) pounds per day
Fine Particulate Matter ($PM_{2.5}$)[3,4]	11.30 pounds per day	0 (82) pounds per day

Source: (ECORP Consulting, Inc., 2025)
Notes:
[1] Project construction emissions were determined using the Construction Emissions Model, refer to Appendix C for model outputs.
[2] SMAQMD Thresholds of Significance (Sacramento Metropolitan AQMD, 2020a).
[3] Project construction particulate matter emissions combine exhaust and fugitive dust outputs, refer to Appendix C for the respective outputs for each of these categories.
[4] The SMAQMD Thresholds of Significance is zero unless Best Management Practices (BMP) and Best Available Control Technology (BACT) as identified by SMAQMD are implemented, then the thresholds of significance for PM_{10} and $PM_{2.5}$ are shown in parenthesis

Operational criteria air pollutant emissions were also estimated by running CalEEMod with project specific information (**Table IS-2**).

Table IS-2: Operational Criteria Air Pollutant Emissions

Pollutant	Project Construction Emissions[1]	SMAQMD Thresholds of Significance[2]
Reactive Organic Gases	16.12 pounds per day	None
Nitrogen Oxide	7.10 pounds per day	85 pounds per day
Coarse Particulate Matter (PM_{10})	10.20 pounds per day	0 (80) pounds per day
Fine Particulate Matter ($PM_{2.5}$)	2.73 pounds per day	0 (82) pounds per day

Source: (ECORP Consulting, Inc., 2025)
Notes:
[1] Project operational emissions were determined using the Construction Emissions Model, refer to Appendix C for model outputs.
[2] SMAQMD Thresholds of Significance (Sacramento Metropolitan AQMD, 2020a).
[3] Project construction particulate matter emissions combine exhaust and fugitive dust outputs, refer to Appendix C for the respective outputs for each of these categories.
[4] The SMAQMD Thresholds of Significance is zero unless Best Management Practices (BMP) and Best Available Control Technology (BACT) as identified by SMAQMD are implemented, then the thresholds of significance for PM_{10} and $PM_{2.5}$ are shown in parenthesis

Toxic Air Contaminants

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

Sensitive Receptors

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

The project site is in an urbanized setting surrounded by residential and commercial land uses. The closest sensitive receptors are single-family dwellings abutting the south and west sides of the project site.

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on air quality were determined to be less than significant as the DRLSPA would not, by itself, propose or authorize any specific development projects. The 2015 DRLSPA ND also determined that site-specific impacts related to air quality would be evaluated at the time a development project is being processed.

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

Less than Significant. Construction of the project includes 120 single-family dwellings, new hardscaping (internal roads), frontage improvements, streetscape improvements, and sewer infrastructure. Construction activities, including emissions from construction vehicles, would be the primary source of air pollution (as detailed in the discussion for Item b). However, construction of the project would implement Mitigation Measure AQ-1, which will require all applicable SMAQMD recommended best management practices (BMP), minimizing construction related emissions. Therefore, implementation of the project would not conflict with or obstruct implementation of applicable air quality plans, and this would be a less than significant impact.

b. Would the project result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant with Mitigation. Construction of the project is anticipated to result in the temporary generation of reactive organic gases (ROG) and nitrogen oxide (NO_x), precursors to ozone, as well as PM_{10} and $PM_{2.5}$ emissions. Construction related emissions

result from construction equipment exhaust, fugitive dust from land clearing, earthmoving activities, and wind erosion of exposed soils.

As shown in **Table IS-1**, construction emissions for NO_X would not exceed the SMAQMD's adopted thresholds. **Table IS-2** indicates that operation emissions for NO_X would not exceed thresholds. Construction and operation estimates for PM_{10} and $PM_{2.5}$ would exceed the adopted thresholds of zero and would result in a potentially significant impact. However, construction of the project would implement Mitigation Measure AQ-1, and impacts related to construction emissions would be less than significant.

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

Less than Significant. Construction activities would temporarily generate toxic air contaminants from the emissions of operating construction equipment, including DPM from the use of off-road diesel-powered equipment which may expose nearby receptors to toxic air contaminants. As shown in Table IS-1, the total emissions of PM_{10} and $PM_{2.5}$ are below the threshold of significance as defined by the SMAQMD, with the implementation of AQ-1. Therefore, prolonged exposure of sensitive receptors to substantial pollutant concentrations is not anticipated and would result in a less than significant impact.

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

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

ENVIRONMENTAL MITIGATION MEASURES

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

AQ-1: Best Available Construction Emission Measures

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

- Control of fugitive dust is required by District Rule 403 and enforced by District staff.
- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to, soil piles, graded surfaces, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry sweeping is prohibited.

- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- The following practices describe exhaust emission control from diesel powered fleets working at a construction site. California regulations limit idling time from both on- and off-road diesel-powered equipment. CARB enforces idling limitations and compliance with diesel fleet regulations.
    - Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to five minutes[1]. Provide clear signage that posts this requirement for workers at the entrance(s) to the site.
    - Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation[2].
    - Maintain all construction equipment in proper working condition according to the manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

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?	☐	☒	☐	☐

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

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
e. Adversely affect or result in the removal of native or landmark trees?	☐	☒	☐	☐
f. Conflict with any local policies or ordinances protecting biological resources?	☐	☐	☒	☐
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT SECTION 404 AND SECTION 401

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

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

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

WATERS OF THE UNITED STATES

Wetlands are “those areas that are inundated or saturated by surface or groundwater 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” (51 Federal Register (FR) 41259, Nov. 13, 1986, as amended at 58 FR 45036, Aug. 25, 1993). Wetlands can be perennial or intermittent.

MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA), U.S.C. 703-712, was enacted in 1918 and provides regulations to protect migratory birds by prohibiting the taking (i.e., hunting, killing, capturing,

selling, and / or transporting) of any migratory bird or its parts, nests, or eggs without a permit. It was enacted in response to the over-hunting of birds and is based on treaties with several countries, including Canada, Mexico, Japan, and Russia. MBTA applies to nearly all native birds within the United States (U.S.). USFWS is responsible for the authorization and issuance of incidental take permits (U.S. Fish and Wildlife Service, 2025a).

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

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

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

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

STATE

PORTER-COLOGNE ACT

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

The Central Valley Regional Water Quality Control Board (RWQCB) implements water quality regulations under the Porter-Cologne Water Quality Act. The RWQCB regulates actions that would involve discharging waste, or proposing to discharge waste, within any region that could affect the water of the state. Waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code 13050[e]). The RWQCB regulates all such activities, as well as dredging, filling, or discharging materials into Waters of the State, that are not regulated by the USACE due to a lack of connectivity with a navigable water body. The RWQCB may require issuance of Waste Discharge Requirements (WDRs) for these activities.

LOCAL

SACRAMENTO COUNTY GENERAL PLAN

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

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.

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.

Environmental Setting

The project site is in the Gateway Area of the DRLSPA in the Rio Linda and Elverta community, in unincorporated Sacramento County. Within the properties surrounding the subject parcels, land uses consist of low density residential and commercial mixed uses, with a fast-food restaurant located immediately adjacent to the east of the project site, a vacant lot to the north, and single-family residences to the west and south. The project site is relatively flat, with an estimated zero to three percent slope.

Sacramento County has a Mediterranean climate with average summer (June to August) highs of 90 degrees Fahrenheit (°F) and winter (December to February) lows of 40 °F, with an average of approximately 18 inches of precipitation annually (NOAA, 2025). The dominant soil within the project site and vicinity is San Joaquin fine sandy loam.

Biological Conditions

Urban Development

A Biological Resources Assessment (BRA; **Appendix D**) was prepared for the project. Based on the information provided within the BRA, the project site is predominantly disturbed grassland which is occasionally plowed for fire risk reduction along the margins, in addition to bare ground from off-road vehicle disturbance. The surrounding land uses consists of urban development. Urban development is defined as multi-family residential, single-family residential, and commercial structures, including ornamental landscaping found surrounding residential housing. Ornamental landscape consists of native and non-native vegetation.

Native Trees

An Arborist Survey Report (**Appendix E**) identified 45 trees within the project site (**Table IS-3**), consisting of 14 interior live oaks (*Quercus wislizeni*) and 31 valley oaks (*Quercus lobata*).

Table IS-3: Native Tree Inventory

Tree Number	Tree Species	Diameter at Breast Height (dbh) (inches)	Condition
1	Interior Live Oak (*Quercus wislizenii*)	19	Good
2	Interior Live Oak	10	Good
3	Valley Oak (*Quercus lobata*)	5	Good
4	Valley Oak	20	Good
5	Valley Oak	17	Fair
6	Valley Oak	14	Declining
7	Valley Oak	41	Good
8	Valley Oak	13	Fair
9	Valley Oak	11	Good
10	Interior Live Oak	8	Good
11	Valley Oak	11	Fair
12	Interior Live Oak	40	Good
13	Valley Oak	36	Good
14	Valley Oak	25	Fair
15	Valley Oak	28	Fair
16	Valley Oak	17	Good
17	Interior Live Oak	8	Fair
18	Interior Live Oak	5	Good
19	Interior Live Oak	7	Good
20	Interior Live Oak	4	Fair
21	Valley Oak	7	Fair
22	Valley Oak	7	Declining
23	Interior Live Oak	9	Good
24	Valley Oak	9	Declining
25	Interior Live Oak	10	Good
26	Valley Oak	7	Declining
27	Interior Live Oak	9	Good
28	Interior Live Oak	11	Good
29	Valley Oak	10	Fair
30	Valley Oak	10	Fair
31	Valley Oak	8	Good
32	Valley Oak	16	Fair
33	Interior Live Oak	11	Good

Tree Number	Tree Species	Diameter at Breast Height (dbh) (inches)	Condition
34	Valley Oak	19	Fair
35	Valley Oak	13	Fair
36	Interior Live Oak	9	Fair
37	Valley Oak	5	Good
38	Valley Oak	10	Fair
39	Valley Oak	6	Fair
40	Valley Oak	11	Declining
41	Valley Oak	10	Good
42	Valley Oak	30	Fair
43	Valley Oak	16	Declining
44	Valley Oak	13	Fair
45	Valley Oak	16	Fair

AQUATIC RESOURCES

An Aquatic Resources Delineation (ARD; **Appendix F**) was prepared for the project. The ARD identifies aquatic resources within the project site. The aquatic resources within the project site are ephemeral and/or isolated waterbodies with no continuous surface connection to navigable water.

SEASONAL WETLAND

Seasonal wetlands are ephemerally wet due to accumulation of surface runoff and rainwater within low-lying areas. Inundation periods tend to be relatively short, and they are commonly dominated by nonnative annual and sometimes perennial hydrophytic species. The ARD identifies four seasonal wetlands within the project site totaling approximately 0.118 acre, two of which were disturbed by off-road vehicle traffic. Species within the area identified as seasonal wetland include slender popcorn-flower (*Plagiobothrys stipitatus*; FACW), perennial ryegrass (*Festuca perennis*; FAC), and aquatic pygmy-weed (*Crassula aquatica*; OBL).

VERNAL POOL

Vernal pools are topographic basins within a grassland community that are typically underlain with an impermeable or semi-permeable soil layer near the surface, such as a hardpan or duripan. Direct rainfall and surface runoff inundate the pools during the wet season. The pools typically remain inundated and/or saturated through spring and are dry by late spring through the following wet season. The ARD identifies two disturbed vernal pools along the dirt road within the project site, totaling approximately 0.017 acre. Species within the area identified as vernal pool include slender popcorn-flower (FACW), short woollymarbles (*Psilocarphus brevissimus*; FACW), and interwoven navarretia (*Navarretia intertexta*; FACW).

SENSITIVE AND SPECIAL STATUS PLANT SPECIES

The BRA and ARD identify suitable habitats within the project site for eight special-status plant species. Additionally, the surrounding area is urbanized, and the project site is disturbed. ECORP Consulting, Inc. (ECORP) biologists conducted surveys on April 18 and June 19, 2025, no special-status plants were observed.

SENSITIVE AND SPECIAL STATUS WILDLIFE SPECIES

The BRA and ARD identify suitable habitats within the project site for five special-status wildlife species. Additionally, the surrounding area is urbanized, and the project site is disturbed. Based on an internal review of the habitat required and existing conditions, there is only low potential for Swainson's hawk (*Buteo swainsoni*) to be found within the project site. Swainson's hawk nests in tall trees and the larger sized trees at the perimeter of the property represent potentially suitable nesting habitat, but the nearest reported nesting occurrence is over a mile away in the Dry Creek riparian corridor. ECORP conducted a dry season survey in June 2025, no special-status branchiopods were observed. A wet season survey is anticipated to be completed by April 2026.

WILDLIFE MOVEMENT CORRIDORS

Based on the analysis provided in the BRA, the project site does not fall within an Essential Habitat Connectivity area. Additionally, no nursery sites have been documented within the project site, and none were observed by ECORP biologists during site reconnaissance visits on October 30, 2024, and June 19, 2025. However, native trees within the project site may provide suitable habitat for nesting migratory birds.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on biological resources were determined to be less than significant as the DRLSPA would not, by itself, propose or authorize any specific development projects. However, new development authorized by right of zone could significantly affect native or landmark trees. The 2015 DRLSPA ND identified Mitigation Measure BR-1, which is incorporated into this document as Mitigation Measure BIO-2 (Native Oak Tree Replacement), resulting in a less than significant impact to item e above. Site-specific impacts associated with Biological Resources associated with development of a site would be further evaluated at the time development is proposed.

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

Less than Significant with Mitigation. The project site is within the urbanized DRLSPA and is subject to occasional off-road vehicle and plowing disturbances. Additionally, the surrounding area consists of urban development and no special status plant species were observed during site surveys. Therefore, special-status plant species are not expected within the project site, and implementation of the project would not have an adverse effect on special status plant species.

Native trees are present within the project site that may provide suitable nesting habitat for nesting migratory birds, Proposed tree removal and construction activities may result in direct and indirect disturbance to nesting migratory birds if present during construction. Therefore, construction of the project would require the implementation of Mitigation Measure BIO-1, Migratory Bird Nest Protection. Therefore, impacts related to nesting birds would be less than significant with mitigation.

Furthermore, Swainson's hawk was determined to have a low potential to occur within the project site. If present, construction activities may disturb nesting birds. Construction of the project would require implementation of Mitigation Measure BIO-2, Swainson's Hawk Survey.

Additionally, no special-status branchiopods were observed during a dry season survey in June 2025. Wet season surveys are anticipated to be completed by April 2026. If both wet and dry season surveys are completed in accordance with USFWS guidelines and no federally listed vernal pool branchiopods are found, no further action is needed. If federally listed vernal pool branchiopods are found to occur onsite, the applicant will obtain an incidental take permit from USFWS and will provide compensatory mitigation to fully offset and mitigate for the loss of branchiopod habitat prior to grading or ground-disturbing activity within 250 feet of a vernal pool or seasonal wetland.

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?*

Less than Significant. There are no riparian habitats or other sensitive natural community within the project site; therefore, implementation of the project would not result in substantial adverse effects on riparian habitats or other sensitive natural community.

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

Less than Significant with Mitigation. There is 0.118 acre of seasonal wetland and 0.017 acre of vernal pool within the project site. These aquatic resources are ephemeral and/or isolated waterbodies with no continuous surface connection to navigable water; therefore, they do not meet the current definition of Waters of the United States. The aquatic resources within the project site are still considered Waters of the State and will be directly impacted with implementation of the project through grading, trenching, excavation, or placement of fill. However, Mitigation Measure BIO-3 (Wetland Protection) will be implemented, and impacts are less than significant.

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

Less than Significant with Mitigation. The project site is not within an area identified as a conservation planning As described under impact discussion (a), construction of the project would require the removal of trees within the project area which may disturb nesting migratory birds. However, Mitigation Measure BIO-1 would be implemented; therefore, impacts on the movement of migrating species are less than significant.

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

Less Than Significant with Mitigation. The project site contains 45 native trees. Implementation of the project will result in the removal of 32 trees that are six inches dbh or greater and deemed to be in fair or better condition, a total of 450 inches. However, the final mitigation amount will be determined prior to construction based on an updated review of the trees to be removed, calculated from the final construction plans. In accordance with Sacramento County General Plan Policy CO-137, construction of the project will implement Mitigation Measure BIO-4, Native Tree Replacement, and Mitigation Measure BIO-5, Native Tree Construction Protection. Therefore, impacts are less than significant.

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

Less Than Significant. As described under impact discussion (e), construction of the project will implement Mitigation Measure BIO-4 in accordance with Sacramento County General Plan Policy CO-137 to address impacts associated with the removal of native trees. Additionally, the project will not result in the removal of non-native tree canopy. Therefore, impacts are 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?

No Impact. The project site does not overlap with the South Sacramento Habitat Conservation Plan area or any other Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan areas.

ENVIRONMENTAL MITIGATION MEASURES

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

BIO-1: Migratory Bird Nest Protection

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.

2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within

this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

BIO-2: Swainson's Hawk Survey

If construction, grading, or project-related improvements are to commence between February 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ½ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

BIO-3: Wetland Protection

To address impacts to aquatic resources, the following will apply:

1. The applicant shall request authorization to fill Waters of the State via the Waste Discharge Requirements (WDR) Program.

    a. Specific impact avoidance, minimization, and/or compensation measures shall be developed and implemented in accordance with WDRs to ensure no net loss of wetland function and values. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

BIO-4: Native Tree Replacement

The removal of native oak trees will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (at a minimum 450 inches), based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. Native trees include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Equivalent compensation based on the following ratio is required:

- one D-pot seedling (40 cubic inches or larger) = 1-inch dbh
- one 15-gallon tree = 1-inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Prior to the approval of the Improvement Plans, a Replacement Tree Planting Plan will be prepared by a certified arborist or licensed landscape architect and submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) will include the following minimum elements:

1. Species, size and locations of all replacement plantings

2. Method of irrigation

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot-deep boring hole to provide for adequate drainage

4. Planting, irrigation, and maintenance schedules

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing).

compensation through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated or replaced, or at the prevailing rate at the time payment into the fund is made.

BIO-5: Native Tree Construction Protection

All healthy native trees having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

With the exception of the trees removed and compensated for through Mitigation Measure BIO-4, above, all native trees on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.

9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines”.

11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree’s trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1inch or more.

VI. CULTURAL RESOURCES

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

REGULATORY SETTING

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

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

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

GOVERNMENT CODE SECTION 6254(R) AND 6254.10

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

Similarly, Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological site information and reports, maintained by, or in the procession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the NAHC, another state agency, or a local agency. This includes records

that the agency obtains through a consultation process between a Native American tribe and a state or local agency".

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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

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

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

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

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

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

ENVIRONMENTAL SETTING

A Cultural Resources Assessment was completed by ECORP to evaluate the potential for historical and archaeological resources. A confidential records search was conducted for the project site and 0.25-mile radius. To identify historic properties on or near the project site, current inventories of the NRHP, CHL, and CPHI were examined. The records search identified 13 previously recorded cultural resources within 0.25 miles of the project site and are primarily built resources that are not associated with the project site. Additionally, the project site was previously surveyed in 2015, and no indicators of cultural resources were identified.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on cultural resources were determined to be less than significant as the DRLSPA would not, by itself, propose or authorize any specific development projects. The 2015 DRLSPA ND also determined that site-specific impacts related to cultural resources would be evaluated at the time a development project is being processed.

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

Less than Significant. A confidential records search identified 13 previously recorded cultural resources within 0.25 miles of the project site. However, the identified resources are primarily built resources that are not associated with the project site. Additionally, standard construction BMPs including delineation of work area would be incorporated into the project. Therefore, impacts to historical resources are less than significant.

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

Less than Significant. Based on an evaluation of the records search, there are no previous records of archaeological resources within a quarter mile of the project site. Based on the records search, the project site is considered to have low sensitivity for the presence of unidentified prehistoric or historic archaeological resources. Therefore, impacts to archaeological resources are less than significant.

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

Less than Significant with Mitigation. There are no known human remains or cemeteries located within or in the immediate vicinity of the project site. 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; Therefore, impacts related to disturbance of human remains are less than significant.

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: Unanticipated Discovery of Human Remains

In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps will be taken:

1. There will be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely

descendent or on the project site in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;
- The descendent identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

VII. ENERGY

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

REGULATORY SETTING

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

STATE

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

In California, almost all newly constructed residential and non-residential buildings, as well as additions and alterations are required to comply with CBEE[3]. The CBEE Standards set minimum energy performance standards for new and existing buildings to reduce energy use, conserve resources, and extend the use of renewable energy sources. CBEE includes specifications for insulation, HVAC systems, lighting, water heating, and other aspects related to energy consumption. CBEE regulations conserve nonrenewable resources, such as natural gas, and ensure renewable resources are extended as far as possible to stop the construction of new power plants. CBEE regulations are updated every three years.

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

LOCAL

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

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

ENVIRONMENTAL SETTING

Energy use during construction is temporary and typically includes the consumption of fossil fuels, electricity, and natural gas for the operation of construction equipment and vehicles. Operational energy use for residential projects is typically in the form of fossil fuels for vehicle trips and electricity for the operation of indoor facilities and exterior lighting.

IMPACT DISCUSSION

The 2015 DRLSPA ND was adopted prior to the revisions of Appendix G of the CEQA Guidelines in 2018. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to energy.

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

   Less Than Significant. Construction activities would require the use of fossil fuels and electricity both directly through on- and off-road construction equipment and indirectly through necessary electronic equipment and water consumption. However, energy use through the construction phase would be temporary and typical of similar construction activities within the County. Additionally, all construction equipment and vehicles would be required to adhere to federal and state regulations to limit wasteful activities such as diesel idling. The operation of the project will introduce new single-family dwellings and energy consumption, compliance with Title 24, Green Building Code, will ensure that all project energy efficiency requirements are met resulting in less than significant impacts.

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

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

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

VIII. GEOLOGY AND SOILS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

REGULATORY SETTING

STATE

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT (1972)

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act) provides policies and criteria to assist jurisdictions to reduce losses from surface fault rupture. The Alquist-Priolo Act was enacted following the destruction of 1971 San Fernando earthquake. The act prohibits most

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

SEISMIC HAZARDS MAPPING ACT (SHMA) (1990)

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

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

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

TOPOGRAPHY

The project site is on the broad, flat alluvial plain in the Sacramento Valley of the Great Valley. The topography of the site is relatively flat with slope of approximately zero to three percent, and an average elevation of 50 feet above mean sea level.

SOILS

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey, area around the project site is underlain with San Joaquin fine sandy loam (**Table IS-4**) (National Resources Conservation Service, 2025).

Table IS-4: Project site Soil Descriptions

Soil Name	Slope Class	Soil Depth	Drainage	Erosion Potential	Linear Extensibility[1]
San Joaquin fine sandy loam	0-3 percent	Moderately deep	Moderately well drained	Slight	Low

Source: Natural Resource Conservation Service, 2025
Notes:

[1] Linear extensibility is used to determine the shrink-swell potential of soils.

SEISMIC HAZARDS

There are no active or potentially active faults in the vicinity of the project site. The closest Alquist-Priolo Earthquake Fault Zone is located approximately 76 miles southwest of the project site, known as the Green Valley Fault (California Geological Survey, 2025a). 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 32 miles southwest and the Bear Mountain Fault Zone is approximately 26 miles east of the project site. The nearest active fault to the project site is the Dunnigan Hills Fault, approximately 22 miles west.

Ground shaking is the result of faulting and is the primary cause of earthquake damage to manmade structures. The Cumulative Shaking Intensity map[4] indicates the project site is in an area that has historically had weak to light shaking with no property damage (California Geological Survey, 2025a). While the 2025 Earthquake Shaking Potential map[5] identifies the project site is in an area of very strong to severe shaking (California Geological Survey, 2025c).

Additionally, according to the seismic hazards identified by the California Geologic Survey, the project site is not within an area designated as a liquefaction or landslide hazard (California Department of Conservation, 2025a).

PALEONTOLOGICAL RESOURCES

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

Based on geological mapping, the project site is underlain with deposits of Pleistocene to Holocene-age Riverbank Formation. Soil consists of weathered reddish gravel, sand, and silt comprising older alluvial fans and terraces of major rivers and streams in the Sacramento Valley. According to a search of the University of California Museum of Paleontology, Online Database (University of California Museum of Paleontology, 2025) there are 126 paleontological records within 13 localities of Sacramento County, with six of them from the Riverbank Formation. The project site does not consist of identified localities.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on geology and soils were determined to be less than significant as the DRLSPA would not, by itself, propose or authorize any specific development projects. The 2015 DRLSPA ND also determined that site-specific impacts related to geology and soils would be evaluated at the time a development project is being processed.

[4] Compiled from intensity maps which are automatically generated following an earthquake using data collected by seismic instruments from 1981 to 2023 (California Geological Survey, 2025a).
[5] Shaking from potential future earthquakes. The shaking depicted in this map is not from a singular earthquake but what could be experienced over time

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The project site 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 76 miles southwest of the project site. Therefore, implementation of the project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known fault as delineated on the most recent Alquist-Priolo Fault Zone Map.

ii. Strong seismic ground shaking?

Less Than Significant. The nearest active fault to the project site is Dunnigan Hills Fault, approximately 22 miles to the west. 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 Map indicates the potential for shaking from earthquakes is anticipated to be very strong to severely strong in the future. However, historically, the Cumulative Shaking Intensity Map indicates the project site is within an area with weak to light intensity shaking from earthquakes. Therefore, impacts are less than significant.

iii. Seismic-related ground failure, including liquefaction?

No Impact. The project site is not within a liquefaction hazard zone.

iv. Landslides?

No Impact. The project site is not within a landslide zone.

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

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

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. Soil types in the project site are predominantly San Joaquin fine sandy loam, a moderately deep and well-drained soil with slight erosion potential and low linear extensibility. Additionally, the project site is underlain by stable Pleistocene to Holocene-age sediments of the Riverbank Formation. Therefore, implementation of the project would result in no impact from construction in unstable soil.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. The soil types within the project site are not expansive and have low linear extensibility ratings.

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

No Impact. The use of septic tanks or alternative waste water disposal systems is not included as part of the project.

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

Less Than Significant with Mitigation. The project site is underlain by Pleistocene to Holocene -age sediments of the Riverbank Formation. There have been vertebrate fossil specimens recovered from the Riverbank Formation within 13 localities of Sacramento County; however, the project site does not consist of the identified localities. Therefore, the presence of unique geologic features within the project site is not anticipated. However, there is the possibility of inadvertent discovery of fossils or other artifacts during construction activities which could result in a potentially significant impact. Therefore, Mitigation Measure GEO-1, which would require work to stop in case of inadvertent discovery, would be implemented. Therefore, impacts related to paleontological resources are less than significant.

ENVIRONMENTAL MITIGATION MEASURES

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

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

REGULATORY SETTING

STATE

California has adopted statewide legislation addressing various aspects of climate change and greenhouse gas (GHG) emissions mitigation. Much of this legislation establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. California reached the goals set in AB 32 in 2016. As a follow up to AB 32, SB 32 (the Global Warming Solutions Act of 2006) extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order S-03-05 identifies a longer-term goal for 2050.[6]

REGIONAL

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

GHG Thresholds of Significance

Addressing GHG generation impacts requires an agency to decide as to what constitutes a significant impact. The Governor's Office of Land Use and Climate Innovation (formerly OPR) Guidance does not include a quantitative threshold of significance to use for assessing a proposed development's GHG emissions under CEQA. Moreover, CARB has not established such a threshold or recommended method for setting a threshold for proposed development-level analysis.

On April 23, 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. SMAQMD developed thresholds for Sacramento County based on

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

determining the County's share of statewide 2030 GHG emissions by sector, versus new development, allocating 2030 GHG emissions from new development among land sues and place types to set numeric thresholds, and setting best management practices by land uses and place types that achieve those numeric thresholds. The Sacramento County's Board of Supervisors adopted the updated GHG threshold in December 2020. SMAQMD's technical support document, "GHG Thresholds for Sacramento County", identifies operational measures that should be applied to a project to demonstrate consistency.

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

LOCAL

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

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

ENVIRONMENTAL SETTING

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

The Global Warming Potential (GWP) of GHGs compares the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere (its "atmospheric lifetime"). The GWP of each gas is measured relative to CO_2. Therefore, CO_2 has a GWP of one. GHGs with lower emissions rates than CO_2 may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO_2 (i.e., high GWP). For example, N_2O has a GWP of 273, meaning that one ton of N_2O has the same contribution to the greenhouse effect as approximately 273 tons of CO_2.

The concept of CO_2 equivalence (CO_2e) is used to account for the different GWP potentials of GHGs. GHG emissions are typically measured in terms of pounds or tons of CO_2e and are often expressed in metric tons (MT) CO_2e.

As previously described in the Air Quality discussion, an air quality GHG emissions analysis was completed for the project (Appendix C). Construction-generated GHG emissions associated with the project were estimated by running CalEEMod with project specific information. This model is designed to model GHG emissions for land use development projects, based on typical construction requirements (**Table IS-5**). Once construction is complete, the generation of these GHG emissions would cease.

Table IS-5: Estimated Construction GHG Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Construction – Calendar Year 1	478
Construction – Calendar Year 2	336

The project will not include the use of natural gas infrastructure. Operational related GHG emissions were also estimated by running CalEEMod with project specific information (**Table IS-6**).

Table IS-6: Estimated Operational GHG Emissions

Description	CO_2e Emissions (Metric Tons/Year)
Mobile	1,872
Area	2
Energy	433
Water	5
Waste	25
Refrigerants	1
Total	2,338

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on GHG were determined to be less than significant as the DRLSPA would not, by itself, propose or authorize any specific development projects. The 2015 DRLSPA ND also determined that site-specific impacts related to GHG would be evaluated at the time a development project is being processed.

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

Less Than Significant with Mitigation. Construction of the project would result in GHG emissions from operating construction equipment, transport of materials on- and off-site, and travel for workers to and from the project site. The construction related GHG emissions were estimated using CalEEMod and were determined to amount to 478 MT CO_2e over the first calendar year of construction, and 336 MT CO_2e over the second calendar year of

construction. Additionally, operation related GHG emissions were estimated and amounted to 2,338 MT CO_2e per year. SMAQMD has identified the threshold of significance for land use development to be 1,100 MT CO_2e per year. Implementation of the project will require adherence to Mitigation Measure GHG-1, SMAQMD Tier 1 Best Management Practices, and impacts related to the generation of GHG emissions are less than significant.

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

Less Than Significant with Mitigation. As previously described in discussion (a), operation related GHG emissions would exceed SMAQMD's threshold of significance. However, implementation of the project will require adherence to Mitigation Measure GHG-1, SMAQMD Tier 1 Best Management Practices. Therefore, implementation of the project would not conflict with applicable plans, policies, or regulations for reducing GHG emissions and impacts are less than significant.

ENVIRONMENTAL MITIGATION MEASURES

GHG-1: SMAQMD Tier 1 Best Management Practices

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 2 standards, except all EV Capable spaces shall instead be EV Ready.

X. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
f. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Environmental Setting

The project site is in an urban area of the DRLSPA in unincorporated Sacramento County. There are low density residential and commercial mixed uses, with a fast-food restaurant located immediately adjacent to the east of the project site, a vacant lot to the north, and single-family residences to the west and south.

A review of publicly available databases was conducted for the project to determine if any known hazardous waste sites are within the project site. The databases included EnviroStor maintained by the California Department of Toxic Substances Control (DTSC) (Department of Toxic Substances Control, 2025) and GeoTracker maintained by the State Water Resources Control Board (SWRCB) (State Water Resources Control Board, 2025). Based on the review of the above databases, there are no known hazardous waste sites within the project site.

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on hazards and hazardous materials were determined to be less than significant. There has been no significant change to the environmental setting in relation to hazards and hazardous materials since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because there is no potential for the project to use hazardous materials and there are no known hazardous waste sites within the project site.

Environmental Mitigation Measures

No mitigation measures are recommended.

XI. Hydrology and Water Quality

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

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

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT

The CWA is the primary federal law in the U.S. regulating water pollution. It aims to restore and maintain the chemical, physical, and biological integrity of the nation's waters and establishes a framework for regulating discharges of pollutants into U.S. waters and sets water quality standards for surface waters. CWA programs are directed at point sources[7] and non-point sources[8] of pollution. The CWA makes it illegal to discharge any pollutant from a point source into U.S. waters without a permit. The EPA and USACE share responsibility for enforcing the CWA, including the monitoring of compliance and the investigation of unpermitted discharges.

[7] Any single identifiable source of pollution from which pollutants are discharged (piles and ditches) (EPA, 2024).
[8] Land runoff, precipitation, atmospheric deposition, seepage, hydrologic modifications, and drainage (EPA, 2024).

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

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

STATE

CALIFORNIA WATER PLAN

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

PORTER-COLOGNE WATER QUALITY CONTROL ACT

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

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

SUSTAINABLE GROUNDWATER MANAGEMENT ACT

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

(DWR) and the State Water Board are the two lead state agencies implementing SGMA (State Water Board, 2025b).

REGIONAL

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

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

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

SOUTH AMERICAN SUBBASIN GROUNDWATER SUSTAINABILITY PLAN

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

LOCAL

The Sacramento County Conservation Element of the General Plan provides policies and programs to preserve, protect, and manage the health and integrity of aquatic resources, including groundwater and surface water quality. Further, water quality issues are regulated and addressed by the provisions of the NPDES Municipal Stormwater Permit issued to Sacramento County by the Central Valley Water Board, the County's Stormwater Pollution and Erosion Control Ordinance, the County's Stormwater Management and Discharge Control Ordinance, as well as the County's Land Grading and Erosion Control Ordinance. Relevant General Plan policies include, but are not limited to, the following:

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

CO-28. Comply with other water quality regulations and NPDES permits as they apply to County projects or activities, such as the State's Construction General Permit and Aquatic Pesticides Permit.

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

Environmental Setting

The project site is located within the service area of the Rio Linda Elverta Community Water District (District). A Water Master Plan was prepared for the Rio Linda Elverta Community Water District was developed to meet the Strategic Plan Objectives developed by the District in 2013. As described by the Water Master Plan, the District currently relies on groundwater for supply. However, the District would use Sacramento River surface water to serve future growth in specific plan areas within the District's service area. In the short and medium term, the district would offset groundwater pumping by purchasing banked groundwater. The district would use Sacramento River surface water as its long-term water supply (Affinity Engineering, 2014). New developments within the District's service area are required to submit their improvement plans to the District.

Surface Water

Regional Hydrology

The project site is in the urbanized DRLSPA 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 southeast. The project site is situated within the Upper Steelhead Creek watershed (delineated by the National Hydrologic Dataset HUC-12).

The Upper Steelhead Creek (HUC 180201110301) watershed drains to the Sacramento River through primarily developed areas consisting of residential and commercial development.

The existing drainage system within the project site consists of a 30-inch storm drain, which crosses diagonally from the southeast to the northwest corner of the project site. The storm drain discharges to a manhole on M Street.

Flooding

According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the project site is within Zone X, area of minimal flood hazard or area with reduced flood risk. (FEMA, 2025).

Surface Water Quality

As required by the Porter-Cologne Water Quality Control Act, the Central Valley RWQCB has designated beneficial uses for water body segments in its jurisdiction, along with water quality criteria necessary to protect these uses, as contained in the Sacramento and San Joaquin River Basin Plan (Central Valley RWQCB, 2019). Although Upper Steelhead Creek is not listed in the Basin Plan, it is within the Valley-American Hydrologic Unit, which includes the American River (from Folsom Dam to Sacramento River). Designated beneficial uses for this hydrologic unit

consist of the following: municipal and domestic water supply, agricultural irrigation, industry service supply and hydroelectric power, water contact and non-contact recreation, warm and cold freshwater habitat, warm and cold migration and spawning habitat, and wildlife habitat (Central Valley RWQCB, 2019).

GROUNDWATER

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 site is in the southern portion of the Sacramento Valley - North American Groundwater Subbasin (North American Subbasin), which underlies northern Sacramento, southern Sutter, and western Placer counties and encompasses approximately 342,000 acres (GEI Consultants, 2021).

SUSTAINABLE GROUNDWATER MANAGEMENT

A draft Groundwater Sustainability Plan for the North 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 North American Subbasin, resulting 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 North 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.

GROUNDWATER QUALITY

Generally, the quality of groundwater in the North 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. Total dissolved solids (TDS) and nitrate were identified as constituents that represent general conditions in the subbasin, with some wells displaying upward trends. Nitrate is below the drinking water standards for all wells in the subbasin. TDS exceeds the drinking water standards in some wells, predominantly in the western and eastern portions of the subbasin. Higher salinity concentrations are generally considered to be present due to natural sources.

Based on the most recent data available from the California Department of Water Resources (2023), the depth to groundwater in the project site is approximately 60 to 90 feet below ground surface.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on hydrology and water quality were determined to be less than significant as the

DRLSPA would not, by itself, propose or authorize any specific development projects. The 2015 DRLSPA ND also determined that site-specific impacts related to hydrology and water quality would be evaluated at the time a development project is being processed.

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

Less than Significant. Although construction of the project would not result in direct disturbances to any surface water features, ground-disturbing activities and equipment and vehicle use during project construction would be required. Ground-disturbing activities, including excavation and grading, have the potential to result in erosion or other pollutants that could run off from the project site.

Implementation of the project would disturb more than one acre of soil; therefore, compliance with the State Water Resources Control Board (SWRCB) Construction General Permit requirements would be required, including the preparation of a site-specific Storm Water Pollution Prevention Plan (SWPPP). Erosion and sediment control measures (e.g., stabilized construction entrances, spray-on soil stabilizers, staked or weighted straw wattles or fiber rolls, silt fences, etc.) to prevent construction debris from entering nearby waters would be incorporated into the SWPPP. Additionally, construction of the project would comply with Section 15.12 of the County's Stormwater Ordinance, which requires implementation of BMPs to the maximum extent practicable to prevent or minimize non-stormwater or pollutant discharge into County waterways during construction. Additionally, the project is required to comply with Low Impact Development (LID) requirements. Implementation of the project will result in two bioretention areas to satisfy LID requirements. Therefore, construction of the project, with the implementation of the above, would not violate any water quality standards or waste discharge requirements, nor would it substantially degrade surface or ground water quality.

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

Less than Significant. As described above, the project site is within the North American Subbasin, which encompasses an area of approximately 342,000 acres. Construction of the project would include 120 single-family residences, new internal roads, frontage improvements, streetscape improvements, and sewer infrastructure which would result in an increase in the impervious surface area. However, the project site is located within an urbanized area with existing impermeable surfaces. An 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 and from off-site sources. Operation of the project would require connections to water. The project site is located within the service area of the District and is required to submit their improvement plans to the District. The District would not rely solely on groundwater to serve future growth in specific plan areas within the District's service area. In the short and medium term, the district would offset groundwater pumping by purchasing banked groundwater. The district would use Sacramento River surface water as its long-term water supply. Therefore, implementation of

the project would not substantially decrease groundwater supplies or interfere with groundwater recharge.

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

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

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

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

   iv. *impede or redirect flood flows?*

   Less than Significant. As described in discussion item (b), implementation of the project would include 120 single-family residences, new internal roads, frontage improvements, streetscape improvements, and sewer infrastructure which would result in an increase in the impervious surface area. Additionally, two bioretention areas are proposed, which would improve the drainage system. The project site is within Zone X, area of minimal flood hazard or area with reduced flood risk. During construction there is the potential for erosion from ground disturbing activities. However, as previously discussed compliance with the SWRCB Construction General Permit requirements and the County's Stormwater Ordinance would be required, which would reduce the potential for erosion or siltation. Therefore, implementation of the project would not substantially alter the existing drainage pattern of the project site.

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

   No Impact. The project site is not within a 200-year ULOP area.

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

   Less than Significant. The project site is within FEMA designated Zone X. The project site is not within a tsunami or seiche zone. 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 less than significant.

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

   Less than Significant. 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. 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.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XII. LAND USE AND PLANNING

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

REGULATORY SETTING

SACRAMENTO COUNTY GENERAL PLAN LAND USE ELEMENT

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

DOWNTOWN RIO LINDA SPECIAL PLANNING AREA

The DRLSPA was adopted in November 2015, to identify specific goals and objectives for the development of the community. The DRLSPA is centered along the M Street/Oak Lane corridor, bound by N Street to the north; L Street and Dry Creek to the south; Curved Bridge Road on the east; and Shady Woods Drive and Second Street to the west. Growth within the DRLSPA is guided by the DRLSPA Ordinance (Ordinance), adopted by the Board on November 17, 2015. There are four distinct planning areas that implement the Ordinance which are the Gateway Area, M Street Corridor, Village Center, and East Neighborhood Area. The Ordinance was developed to provide guidance for the future growth and development of the DRLSPA and includes community goals and objectives, policies and programs, and a recommended pattern of future land uses. Land use designations in the Community Plan are generally consistent with the land use designations in the General Plan Land Use Element.

SACRAMENTO COUNTY 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. Chapter 2 of the Zoning Code, Zoning Districts, divides unincorporated areas into various zoning districts,

each with development standards and use regulations. These districts are categorized into agricultural, agricultural-residential, residential, and combining zoning districts.

ENVIRONMENTAL SETTING

The project site is in the Gateway Area of the DRLSPA of unincorporated Sacramento County and is designated as low-density residential and commercial and office by the Sacramento County 2030 General Plan. The land use designations in the DRLSPA are similar to those provided in the General Plan, with the land use designations being light commercial and RD-5 (low-density residential). Similar to the General Plan and Community Plan, the project area includes zoning classifications of commercial mixed use and RD-20 (multi-family residential). Additionally, the surrounding area developed with residential and commercial land uses.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on land use and planning were determined to be less than significant. There has been no significant change to the environmental setting in relation to land use and planning since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts.

a. *Would the project physically divide an established community?*

   No Impact. Construction of the project would result in new single-family homes, which is consistent with the existing land uses in the surrounding area. Therefore, the project would not physically divide the community.

b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

   Less than Significant with Mitigation. Implementation of the project would result in single-family residences, which is consistent with the uses allowed by the General Plan, DRLSPA, and Zoning Code. Construction of the project would be required to implement Mitigation Measures BIO-4 and BIO-5 to compensate for impacts to native trees within the project site which is consistent with the identified plans and policies to avoid or mitigate adverse environmental effects. With the incorporation of these mitigation measures, implementation of the project would not conflict with other local policies or regulations, and impacts are less than significant.

ENVIRONMENTAL MITIGATION MEASURES

See Section V Biological Resources for further discussion of Mitigation Measure BIO-4 and Mitigation Measure BIO-5.

XIII. MINERAL RESOURCES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project site is in the Rio Linda and Elverta community, an urbanized unincorporated area of Sacramento County. The project site is within an area identified by the California Department of Conservation as a Mineral Resource Zone-1, where adequate information indicates there are no significant deposits present or little likelihood exists for their presence (California Department of Conservation, 2018). Additionally, the project site and surrounding vicinity are not delineated as important mineral resource recovery sites in the Sacramento County General Plan.

IMPACT DISCUSSION

The 2015 DRLSPA ND was adopted prior to the revisions of Appendix G of the CEQA Guidelines in 2018. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to energy.

a. *Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?*

   No Impact. The project site does not contain known mineral resources; therefore, implementation of the project would not result in the loss of availability of mineral resources.

b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

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

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XIV. NOISE

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project area is within the urbanized DRLSPA of unincorporated Sacramento County. The surrounding properties include residential and commercial land uses.

Noise is generally described as unwanted sound and in terms of "ambient" levels. Excessive noise can contribute to undue stress and annoyance, impacting sleep, speech, and recreation, especially in residential areas. The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a dB. Intensity of sound can vary in intensity, with noise levels at the maximum human sensitivity from 500 – 2,000 dBA (A-weighted dB[9]). As community receptors are more sensitive to unwanted noise intrusion during the evening and nighttime hours, artificial dBA increment is generally added to quiet time noise levels.

The closest sensitive receptors are single-family homes located west and south of the project site. Primary contributors of ambient noise within the project area include Rio Linda Boulevard, and M Street.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on noise were determined to be less than significant. There has been no significant change to the environmental setting in relation to noise since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because the project does not consist of use that would generate excessive noise.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

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

XV. POPULATION AND HOUSING

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project area is located within the urbanized DRLSPA in unincorporated Sacramento County. The project site is currently vacant and the area surrounding the project site is developed with residential and commercial land uses.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, impacts on population and housing were determined to be less than significant. There has been no significant change to the environmental setting in relation to population and housing since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because the project would not result in displacement of housing or unplanning population growth.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XVI. PUBLIC SERVICES

Would the project:	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

The project area is in the DRLSPA of unincorporated Sacramento County. It is served by the Sacramento Metropolitan Fire District and the Sacramento County Sheriff's Department. The project site is located within the Twin Rivers Unified School District. Neighborhood and community parks are serviced by the Rio Linda Elverta Recreation and Park District.

Impact Discussion

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on public services were determined to be less than significant. There has been no significant change to the environmental setting in relation to public services since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project would not result in new or greater impacts because the project would not generate a demand of services excessive of the ability of the service providers to serve the proposed development.

Environmental Mitigation Measures

No mitigation measures are recommended.

XVII. Recreation

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Regulatory Setting

The Public Facilities Element of the General Plan includes policies and objectives focused on the planning, development, and maintenance of essential public facilities and services, including

recreation. The element establishes a framework for the development and maintenance of recreational facilities to meet both current and future needs of the community.

PF-123: At a minimum, new residential developments approved by the County shall provide sites for local parks for their prospective residents consistent with the Quimby Act and the land dedication standards for each local recreation and park district adopted by Sacramento County in Chapter 22.40 of the Sacramento County Code. These requirements may be satisfied by land dedication, payment of fees in lieu of dedication, or on-site improvements per the provisions of Chapter 22.40, which will be regularly updated to reflect changing demography. These include the baseline standard of three acres of land for parks per 1,000 residents or in cases where existing parklands within a park district exceed three acres per 1,000 population, that higher ratio shall be the standard for new developments up to a maximum of five acres of land for parks per 1,000 residents based on calculations specified in SCC Chapter 22.40.

Environmental Setting

As previously discussed, the project site is within the Rio Linda Elverta Recreation and Park District. There are several neighborhood and community parks in the area. The nearest parks are Westside Park, located approximately 0.3-mile southwest of the project site, and Rio Linda Community Center and Park, located approximately 0.5-mile east of the project site.

Impact Discussion

The 2015 DRLSPA ND was adopted prior to the revisions of Appendix G of the CEQA Guidelines in 2018. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to recreation.

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?

Less than Significant. Implementation of the project will result in 120 single-family residences and will be required to provide sites for local parks or provide land dedication, payment of in lieu fees, or on-site improvements in compliance with General Plan Policy PF-123. Impacts are less than significant.

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?

Less than Significant. Implementation of the project does not include the construction of new recreational facilities or the expansion of existing recreational facilities. Impacts are less than significant.

Environmental Mitigation Measures

No mitigation measures are recommended.

XVIII. TRANSPORTATION

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
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 along Rio Linda Boulevard and M Street in the DRLSPA of unincorporated Sacramento County. Rio Linda Boulevard is a north-south arterial two-lane roadway that extends from Elverta Road at its north end to El Camino Avenue at its south end. M Street is a two-lane, east-west roadway extending from West 6th Street to Oak Lane. The DRLSPA is within Sacramento County's Urban Services Boundary.

IMPACT DISCUSSION

The 2015 DRLSPA ND evaluated development within this area at a programmatic level, and impacts on transportation were determined to be less than significant. A traffic impact study was prepared for the 2015 DRLSPA ND, which evaluated the trips generated by mixed-use residential and commercial land uses. Impacts on transportation were determined to be less than significant. Based on a review of the Century Palms Estates project, the Sacramento County Department of Transportation determined that the trips generated by the project would be less than the assumed study as the project only proposes residential land uses. No significant change to the environmental setting in relation to transportation has occurred since the adoption of the 2015 DRLSPA ND. Additionally, the Century Palms Estates project will not result in new or greater impacts.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XIX. TRIBAL CULTURAL RESOURCES

Would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

REGULATORY SETTING

STATE

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

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

AB 52 requires a lead agency consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project, if the tribe requested to the lead

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

LOCAL

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

ENVIRONMENTAL SETTING

In accordance with AB 52, the County sent notification letters to three Native American contacts, Wilton Rancheria, Shingle Springs Band of Miwok Indians, and Ione Band of Miwok Indians on November 10, 2025. None of the tribes responded within the 30-day period; therefore, the County closed consultation. Furthermore, the NAHC responded to a Sacred Lands File Request, submitted by ECORP, indicating that the area of potential effect is negative for sacred lands file.

IMPACT DISCUSSION

The 2015 DRLSPA ND was adopted prior to the revisions of Appendix G of the CEQA Guidelines in 2016. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to tribal cultural resources.

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

    i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

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

    No Impact. Implementation of the project would include earthmoving activities. ECORP requested a Sacred Lands File search from the NAHC for the project site. The Sacred

Lands File search was negative per the written notification provided on June 10, 2025. Additionally, as mentioned above, there was no request for formal consultation from the three tribes contacted. Therefore, implementation of the project would not cause a substantial adverse change in significance of a tribal cultural resource.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant**	**Less than Significant with Mitigation**	**Less than Significant**	**No Impact**
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

REGULATORY SETTING

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

- California Public Resource Code Section 4201-4204: Mandates the California Department of Forestry and Fire Protection (CalFire) to map and prepare fire hazard severity zone (FHSZ) maps within state responsible areas (SRAs[10]). FHSZ maps categorize wildland areas as having moderate, high, or very high risk based on factors including fuel loading, fire weather, and slope. The law also directs CalFire to recommend actions to local governments when very high risks are identified.

[10] Geographical area where the state government, specifically CalFire, has the financial and legal responsibility to prevent and suppress wildfires.

- California Code of Regulations (CCR) Title 14, Section 1280: Define and designate FHSZ in California in both SRAs and local responsibility areas (LRAs[11]). Also outlines associated reporting requirements for local agencies to the Board of Forestry and Fire Protection.

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

Environmental Setting

The project site is in an urban community within unincorporated Sacramento County and is not within or near an SRA or a FHSZ. The closest FHSZ is north of Elk Horn Boulevard, approximately one mile east of the project site.

The project site 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); however, there are no FHSZ in the LRA that encompass the project site (California Department of Forestry and Fire Protection, 2025).

Impact Discussion

The 2015 DRLSPA ND was adopted prior to the revisions of Appendix G of the CEQA Guidelines in 2018. These revisions enhanced Appendix G to address evolving environmental concerns, including specific attention to wildfire.

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

   No Impact. The project site is not within a designated fire hazard severity zone; therefore, implementation of the project would not substantially impair an adopted emergency response or evacuation plan.

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?*

   No Impact. The project site is not within a designated fire hazard severity zone; therefore, implementation of the project would not exacerbate wildfire risks.

c. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment?*

   No Impact. The project site is not within a designated fire hazard severity zone; therefore, implementation of the project would not require installation of associated infrastructure.

[11] Areas of land classified by the Board of Forestry and Fire Protection where the financial and legal responsibility of wildfire prevention and suppression does not fall on the state or federal government.

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?

No Impact. The project site is not within a designated fire hazard severity zone; therefore, implementation of the project would not expose people or structures to post-fire slope instability or drainage changes.

ENVIRONMENTAL MITIGATION MEASURES

No mitigation measures are recommended.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

IMPACT DISCUSSION

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation. As discussed in Section V. Biological Resources, the project has the potential to significantly degrade the quality of the environment. There is the potential for the removal of native oak trees. However, Mitigation Measures BIO-4 and BIO-5 would be implemented, and impacts would be less than significant. The on-site native trees also serve as suitable habitat for nesting migratory birds, including Swainson's hawk; however, Mitigation Measures BIO-1 and BIO-2 would be implemented, and impacts would be less than significant. There is also potential for impacts to wetlands. However, Mitigation Measure BIO-3 would be implemented, and impacts would be less than significant.

As discussed in Section VI. Cultural Resources and Section VIII. Geology and Soils, there is potential for inadvertent discoveries of cultural resources, human remains, and paleontological resources. However, CR-1 and GEO-1 would be implemented, and impacts would be reduced to less than significant.

b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

Less than Significant. No past, present, or foreseeable future projects in the vicinity of the project site 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 site (i.e., accidental discovery). 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.

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

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

ENVIRONMENTAL MITIGATION MEASURES

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

AQ-1: Best Available Construction Emission Measures

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 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 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).
- 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 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.

BIO-1: Migratory Bird Nest Protection

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

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and September 15, a survey for active migratory bird nests shall be conducted no more than 14 day prior to construction by a qualified biologist.
2. Trees slated for removal shall be removed during the period of September through January, in order to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, shall be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, shall be established and maintained around the nest to prevent nest failure. All construction activities shall be avoided within this buffer area until a qualified biologist determines that nestlings have fledged, or until September 1.

BIO-2: SWAINSON'S HAWK SURVEY

If construction, grading, or project-related improvements are to commence between February 1 and September 15, a focused survey for Swainson's hawk nests on the site and within ½ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate protective measures, and these measures shall be implemented prior to the start of any ground-disturbing activities. If no active nests are found during the focused survey, no further mitigation will be required.

BIO-3: WETLAND PROTECTION

To address impacts to aquatic resources, the following will apply:

1. The applicant shall request authorization to fill Waters of the State via the Waste Discharge Requirements (WDR) Program.

    a. Specific impact avoidance, minimization, and/or compensation measures shall be developed and implemented in accordance with WDRs to ensure no net loss of wetland function and values. Acceptable methods include payment into a mitigation bank or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

BIO-4: NATIVE TREE REPLACEMENT

The removal of native oak trees will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (at a minimum 450 inches), based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. Native trees include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Equivalent compensation based on the following ratio is required:

- one D-pot seedling (40 cubic inches or larger) = 1-inch dbh
- one 15-gallon tree = 1-inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Prior to the approval of the Improvement Plans, a Replacement Tree Planting Plan will be prepared by a certified arborist or licensed landscape architect and submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) will include the following minimum elements:

1. Species, size and locations of all replacement plantings

2. Method of irrigation

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot-deep boring hole to provide for adequate drainage

4. Planting, irrigation, and maintenance schedules

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing).

Compensation through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated or replaced, or at the prevailing rate at the time payment into the fund is made.

BIO-5: Native Tree Construction Protection

All healthy native trees having a diameter at breast height (dbh) of at least 6 inches, or if it has multiple trunks of less than 6 inches each, a combined dbh of at least 10 inches.

With the exception of the trees removed and compensated for through Mitigation Measure BIO-4, above, all native trees on the project site, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of the tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the dripline does not change the protected area.

2. Chain link fencing or a similar protective barrier shall be installed one foot outside the driplines of the native trees prior to initiating project construction, in order to avoid damage to the trees and their root system.

3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the native trees.

4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of the native trees.

5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the driplines of the native trees. Where this is necessary, an ISA Certified Arborist

will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.

6. All underground utilities and drain or irrigation lines shall be routed outside the driplines of native trees. Trenching within protected tree driplines is not permitted. If utility or irrigation lines must encroach upon the dripline, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.

7. If temporary haul or access roads must pass within the driplines of oak trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the dripline and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.

8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of oak trees.

9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the driplines of the oak trees.

10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines”.

11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the driplines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

12. Any fence/wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

13. For a project constructing during the months of June, July, August, and September, deep water trees by using a soaker hose (or a garden hose set to a trickle) that slowly applies water to the soil until water has penetrated at least one foot in depth. Sprinklers may be used to water deeply by watering until water begins to run off, then waiting at least an hour or two to resume watering (provided that the sprinkler is not wetting the tree’s trunk. Deep water every 2 weeks and suspend watering 2 weeks between rain events of 1inch or more.

CR-1: Unanticipated Discovery of Human Remains

In the event of an accidental discovery or recognition of any human remains, Public Resources Code Section 5097.98 shall be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps will be taken:

1. There will be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or

2. Where the following conditions occur, the landowner or his/her authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project site in a location not subject to further subsurface disturbance:

    - The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission;

    - The descendent identified fails to make a recommendation; or

    - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

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.

GHG-1: SMAQMD Tier 1 Best Management Practices

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 2 standards, except all EV Capable spaces shall instead be EV Ready.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program for this project, including the payment of 100% of the Office of Planning and Environmental Review staff costs, and the costs of any technical consultant services incurred during implementation of that Program.

LIST OF PREPARERS

LEAD AGENCY

Environmental Coordinator:	Julie Newton
Senior Planner:	Anastasia Shippey
Associate Planner:	Ethan Her
Office Manager:	Kim Reading
Administrative Support	Justin Maulit

REFERENCES/CITATIONS

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