



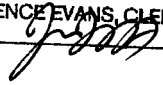
**RECORDING REQUESTED
WHEN RECORDING MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED

SACRAMENTO COUNTY

MAY 21 2026

FLORENCE EVANS, CLERK/RECORDER
BY  DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

20th Street Tentative Parcel Map

Control Number:

PLNP2021-00003

Project Location:

The project site is located at 6647 20th Street, approximately 960 feet south of the intersection of 20th Street and Elkhorn Boulevard, in the Rio Linda - Elverta community of unincorporated Sacramento County.

APN:

207-0240-049-0000

Description of Project:

A Tentative Parcel Map to divide an existing 10-acre parcel into four (4) new residential parcels in the AR-2 (Agricultural-Residential – 2 Acres) zoning district. The parcel map will accommodate future agricultural-residential development consistent with densities allowed by the zoning. The project also includes the installation of a new driveway from 20th Street which will provide access to Proposed Parcel Two and Four.

Name of Public Agency Approving Project:

Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:

Heather Reimund
P.O. Box 515 Rio Linda, California 95673
916-991-1900
heatherreimund@gmail.com

Exempt Status:

Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

Reasons Why Project is Exempt:

Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at: <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>.

The project is consistent with the development density and use characteristics considered by the General Plan Update EIR and Zoning Code for the Agricultural Residential (AG-RES) land use designation. The project would allow for the development of up to four (4) primary single-family residences on parcels consistent with density allowances of the AG-RES and AR-2 land use designations. The development of single-family residences would be consistent with the surrounding single-family residential uses. Construction of single-family residences would comply with County Code Title 16 (Building and Construction) including land grading and erosion control (Chapter 16.44) and Title 22 (Land Development).

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

The project site is not developed for residential uses; however, the project site includes existing agricultural development associated with equestrian raising and grazing. The project includes the split of a 10-acre parcel into four (4) parcels ranging between 2.15 acres and 3.3 acres of lot area. The project will allow for the development of single-family residences and ancillary agricultural-residential uses on each new lot. The project also includes the construction of a new road from 20th Street to provide access to parcel #2 and #4. Project related site improvements have the potential to affect biological resources, including wetland habitat and nesting birds; greenhouse gas emissions; and hydrology and water quality, including impacts to the 100-year floodplain. While these impacts are specific to the project site and proposed project, the implementation of standard Sacramento County General Plan mitigation measures would result in reducing impacts to no greater than what was determined by the General Plan Update EIR.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

Construction of the project is not anticipated to result in significant effects which were not analyzed in the General Plan Update EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

Construction of the project does not include off-site impacts and would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

There is no substantial new information that would result in a determination of a more severe impact than what had been anticipated by the General Plan Update EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*
2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update EIR. Mitigation measures that remain applicable to the project are identified in the attached 15183 General Plan Consistency Checklist.

**Julie
Newton**

Digitally signed by Julie Newton
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County, ou,
email=newtonju@saccounty.net,
c=US
Date: 2025.09.24 16:20:53 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

**County Clerk of Sacramento
County Clerk**

3636 American River Drive, Suite 110
Sacramento, CA 95864

**Office of Land Use and Climate Innovation
State Clearinghouse**

1400 10th Street
Sacramento, CA 95814

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APPENDICES

Appendix A: Bargas Environmental Consulting. 2021. Aquatic Resources Delineation – 6647 20th Street, Rio Linda, California.

Appendix B: Top Engineering, Inc. January 24, 2025. Drainage Report for 6647 20th Street.

Due to the length, each appendix listed above is 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>

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
SECTION 15183 GENERAL PLAN
CONSISTENCY ANALYSIS

PROJECT INFORMATION

PROJECT TITLE: 6647 20th Street Tentative Parcel Map

CONTROL NUMBER: PLNP2021-00003

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

PROJECT SPONSOR: Heather Reimund
P.O. Box 515
Rio Linda, CA 95573
(916) 991-1900
heatherreimund@gmail.com

LOCATION: The project site is located at 6647 20th Street, approximately 960 feet south of the intersection of 20th Street and Elkhorn Boulevard, in the Rio Linda - Elverta community of unincorporated Sacramento County (**Plate GPC-1**).

ASSESSOR'S PARCEL NUMBER: 207-0240-049-0000

GENERAL PLAN DESIGNATION: Agricultural Residential (AG-RES)

ZONING: Agricultural Residential Two (AR-2)

PROJECT DESCRIPTION

The project consists of the following entitlements from the County of Sacramento:

1. A **Tentative Parcel Map** to divide an existing 10-acre parcel into four (4) new residential parcels (**Plate GPC-2**) in the Agricultural Residential Two (AR-2) zoning district (**Plate GPC-3**).
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Plate GPC-1: Project Location Exhibit

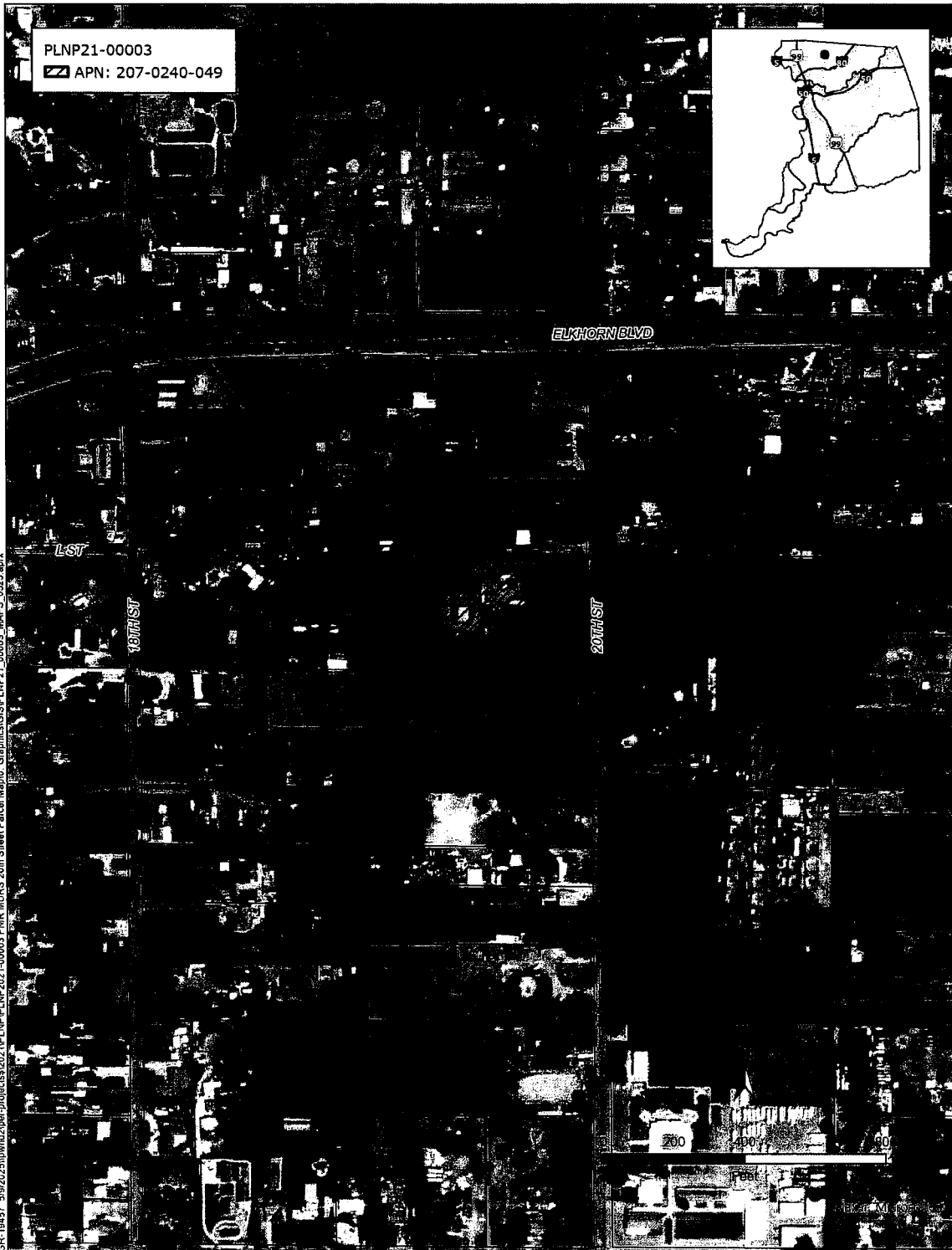


Plate GPC-3: Zoning Designation Exhibit



The project includes the split of a 10-acre parcel into four (4) parcels ranging between 2.15 acres and 3.3 acres of lot area. The project will allow for the development of single-family residences and ancillary agricultural-residential uses on each new lot. The project also includes the construction of a new road from 20th Street to provide access to parcel #2 and #4.

CONSTRUCTION

Construction of the project is anticipated to begin in June 2026. Construction activities would be restricted to 7:00am and 7:00pm on weekdays and is not expected to be completed on weekends. Additionally, no nighttime work is anticipated and would only be performed upon approval from the County.

Construction of the project would involve demolition, clearing, excavation, grading, paving. The overall construction area for the project would be limited to construction of the access drive running along the southern property line of proposed parcel three (3) and the footprint of residences. The total construction area for residential development would be determined upon future submittal of residential building plans.

PARKING AND CIRCULATION

Access to Parcel #3 would be from the existing site access point located adjacent to the northern property line. Access to Parcels #2 and #4 would be from a new driveway access from 20th Street. Access to Parcel #1 would be from an individual access drive onto 20th Street. Each parcel would be developed as a single-family residence which would incorporate parking in either a garage or individual driveway.

UTILITY INFRASTRUCTURE

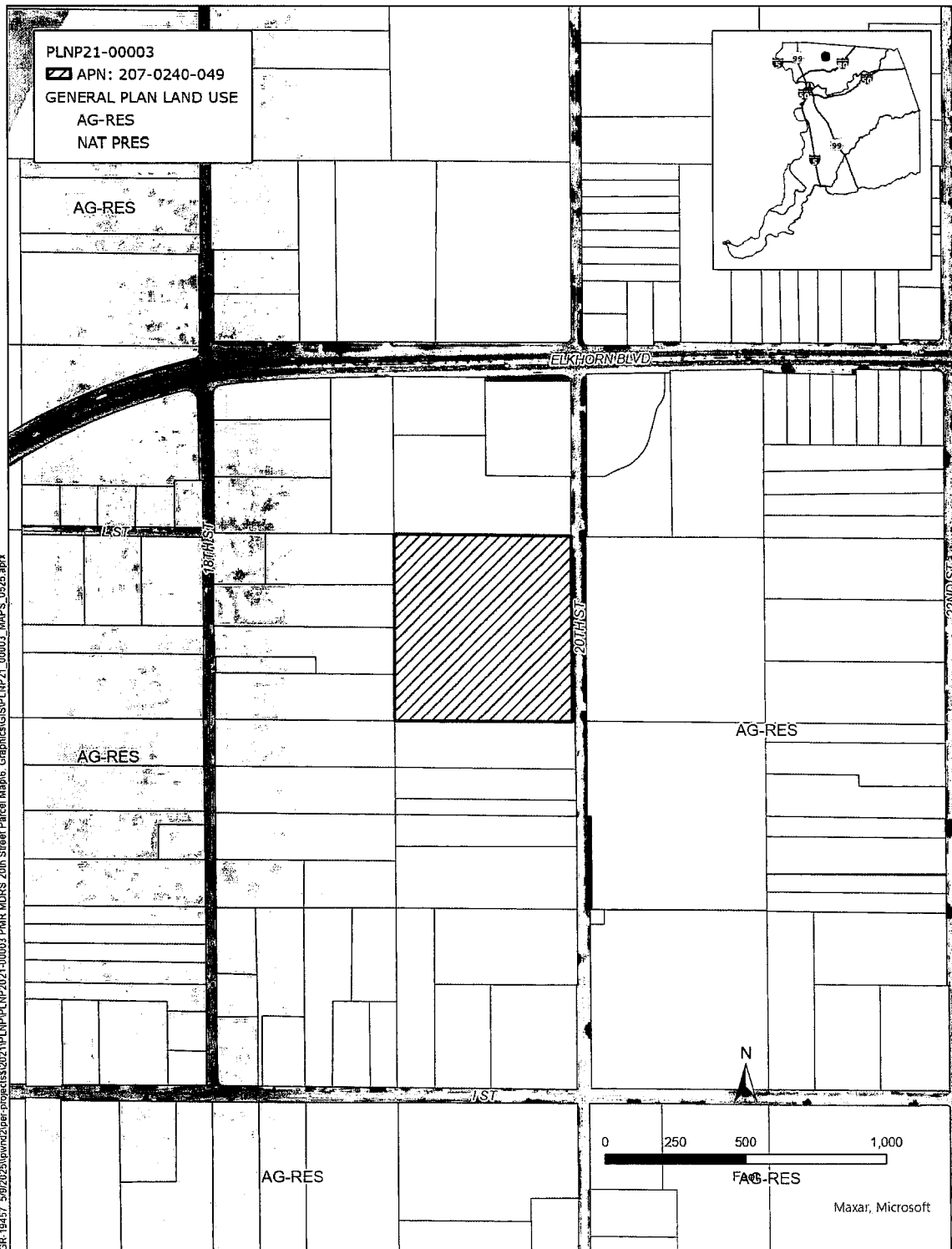
The proposed project would be served by existing utility infrastructure extended to the site from 20th Street. Telephone communications and electric utilities would be provided from connection points at the eastern boundary of the project site, abutting 20th Street. Private on-site well water and septic systems would be required for water provision and sanitation service.

SURROUNDING LAND USES AND SETTING

The project site is located within a rural residential area in the Rio Linda – Elverta community in the northwestern portion of unincorporated Sacramento County. The project consists of one (1) 10-acre parcel, located at 6647 20th Street (207-0240-049-0000), approximately 960 feet south of the intersection of 20th Street and Elkhorn Boulevard. The property is designated as Agricultural Residential (AG-RES) within the Sacramento County General Plan (**Plate GPC-4**) and zoned Agricultural Residential Two (AR-2). Surrounding land uses consists of agricultural-residential uses.

The site includes one (1) excavated pond feature encompassing 0.23 acres and one (1) seasonal wetland swale feature encompassing 0.9 acres on site (**Plate GPC-5**). The pond is not connected to the seasonal wetland swale; however, the seasonal wetland swale extends offsite and connects to Rio Linda Creek approximately 3,800 feet southwest of the project site.

Plate GPC-4: General Plan Land Use Designation



GENERAL PLAN UPDATE EIR

The Sacramento County General Plan Update establishes the framework for development in the unincorporated County that balances environmental protection with community issues such as new growth and housing needs. The General Plan Update includes a new growth management strategy, a stronger focus on addressing existing communities, and revitalizing aging corridors. Additionally, the General Plan Update adopted a new Economic Development Element, a Delta Protection Element, and strategies to reduce greenhouse gas emissions consistent with state law. The General Plan Update has a time horizon of 2030.

An EIR was prepared for the Sacramento County General Plan Update (Final EIR; County Control No. 2002-GPB-0105, SCH# 2007082086) and includes a comprehensive evaluation of environmental impacts that would result from implementation of the General Plan Update. Feasible mitigation measures were included as part of the General Plan Update EIR. The Final EIR was certified by the Board of Supervisors on November 9, 2011. The Final EIR is incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

Subsequently, the Sacramento County Climate Action Plan (CAP) was developed to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change. Furthermore, the CAP provides mechanisms to reduce GHG emissions associated with implementing the Sacramento County General Plan. A Supplemental Environmental Impact Report (SEIR) was prepared for the Sacramento County CAP (Final SEIR, County Control No. PLNP2016-00063, SCH# 2023120386) was certified by the BOS on November 6, 2024.

The General Plan Update EIR and CAP Final SEIR are incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/CAP.aspx>

The above documents are also available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814.

§15183 GENERAL PLAN CONSISTENCY CHECKLIST

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section 15183.

1. **New Significant Impact** indicates the project would result in a new significant impact that was not previously identified in the General Plan Final EIR.
2. **Substantial Increase in Severity of Impact** indicates the project would result in a more severe project impact than what had been anticipated in the General Plan Final EIR.
3. **Equal or Less Severity of Impact** indicates the project would result in impacts of equal or less severity than what had been anticipated in the General Plan Final EIR.

Where the severity of the impacts of the project would be the same as or less than the severity of the impacts described in the General Plan Update EIR, the checkbox for “Equal or Less Severity of Impact” is checked. Where the checkbox for “Substantial Increase in Severity of Impact” or “New Significant Impact” is checked, there are significant impacts that are:

- Peculiar to the project or project location (CEQA Guidelines Section 15183(b)(1));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2) and 15183(b)(3)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15183(b)(4)).

METHODOLOGY

The General Plan Update EIR focused on residential infill development, redevelopment of commercial corridors, buildout of planned communities and new growth areas. However, the analysis and technical reports utilized to support the FEIR incorporated all land use assumptions across the County. Therefore, projects which are consistent with General Plan land use allowances are considered included in the FEIR analysis for the General Plan Update.

The proposed project will result in four (4) new housing units on 10 acres of land designated AG-RES by the General Plan which allows a residential density of between one (1) and 10 acres per unit. The proposed project is consistent with the AG-RES residential density allowance and is, consequently, consistent with the land use assumptions in the FEIR.

An initial review of the project was conducted to assess consistency with the General Plan and identify topic areas that require further evaluation. Based on this review, Biological Resources, Hydrology and Water Quality, and Green House Gas Emissions were the only topic areas identified to require further evaluation, specifically due to the wetland habitat, and 100-year floodplain anticipated to be impacted by the project and, although the Climate Action Plan (CAP) has been adopted, implementation is still in progress and, as such, GHG emissions for the project require further evaluation.

The initial review concluded implementation of the project would result in equal or less severity of an impact without further evaluation of the remaining topic areas including: Aesthetics, Agriculture and Forestry, Airports, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

I. BIOLOGICAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Adversely affect or result in the removal of native or landmark trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with any local policies or ordinances protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The information for this section is from the *Aquatic Resource Delineation for 6647 20th Street, Rio Linda* prepared by Bargas Environmental Consulting (Bargas) dated October 2021 (Appendix A) as well as review of the California Natural Diversity Database (CNDDB), the California Natural Plant Survey (CNPS), and U.S. Fish and Wildlife Service’s Information for Planning and Consultation (IPaC).

The 10-acre project site is located in a rural residential area within unincorporated Sacramento County and is surrounded by single-family agricultural-residential uses on all sides. The site is bound by 20th Street on the east. The site is primarily a vacant lot with one (1) agricultural structure and three (3) storage structures in the northeast corner of the parcel (fronting 20th Street). The project site is nearly flat with an elevation at the approximate center of the study area of 64 feet.

AQUATIC RESOURCES

Survey efforts, as detailed in the Aquatic Resources Delineation (Delineation), prepared by Bargas concluded that the site contains one (1) “U” shaped seasonal wetland feature encompassing 0.9 acres one (1) excavated pond feature encompassing 0.23 acres (**Plate GPC-5**).

The seasonal wetland swale feature receives stormwater and irrigation runoff from adjacent uplands and neighboring parcels on the north and west boundaries and from a culvert near the northeast corner of the project site that directs runoff from adjacent parcels. The seasonal wetland generally is located along the eastern and western property lines but connects toward the southwestern portion of the site; downstream from this connection, the swale continues south through adjoining parcels. The swale directs water downstream from the site, eventually flowing to Rio Linda Creek located to the southwest of the project site. Given the connectivity of the swale to Rio Lina Creek, the swale is considered a potentially jurisdictional aquatic feature.

The pond feature, located toward the northwest corner of the site, receives water from natural rain events and human facilitated water delivery. The Delineation found that there is no visible connection between the pond feature and the seasonal wetland swale and the pond appears to be an isolated aquatic feature. Although the pond feature appears to be isolated, historic aerial imagery of the subject property shows that a linear aquatic feature was previously located within the footprint of the existing pond. This aquatic feature appears to be the original alignment of the western portion of the on-site seasonal wetland swale that is considered potentially jurisdictional. Therefore, the pond is also considered a potentially jurisdictional aquatic feature.

SPECIAL STATUS SPECIES

A list of special status species with potential to occur within the project site was developed by Sacramento County staff by generating queries from the following databases:

- California Natural Diversity Database (CNDDDB) (CNDDDB 2025) query of the project site and eight (8) surrounding United States Geological Survey (USGS) quadrangles.
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2025) query of the Rio Linda quadrangle and the eight (8) surrounding quadrangles.
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2025) query for the project site and surrounding area.

Review of the CNDDDB and CNPS databases identified 16 special status species (**Table GPC-1**) and five (5) special-status plants (**Table GPC-2**) within the Rio Linda quadrangle. This list was used to focus the site investigation on the special-status species and associated habitats with potential to be present at the project site. Species that are not expected to occur are not discussed further in subsequent analysis sections.

According to the CNDDDB, the nearest special status raptor (white tailed kite) occurrence is approximately 5,800 feet southwest of the project site, special status invertebrate (vernal pool tadpole shrimp) occurrence is approximately 7,200 feet south of the project site, special status mammal (American badger) is approximately 3,500 feet west of the project site, and special status plant (Sanford’s arrowhead) is approximately 8,300 feet northwest of the project site.

Plate GPC-5: Aquatic Resources Delineation Map

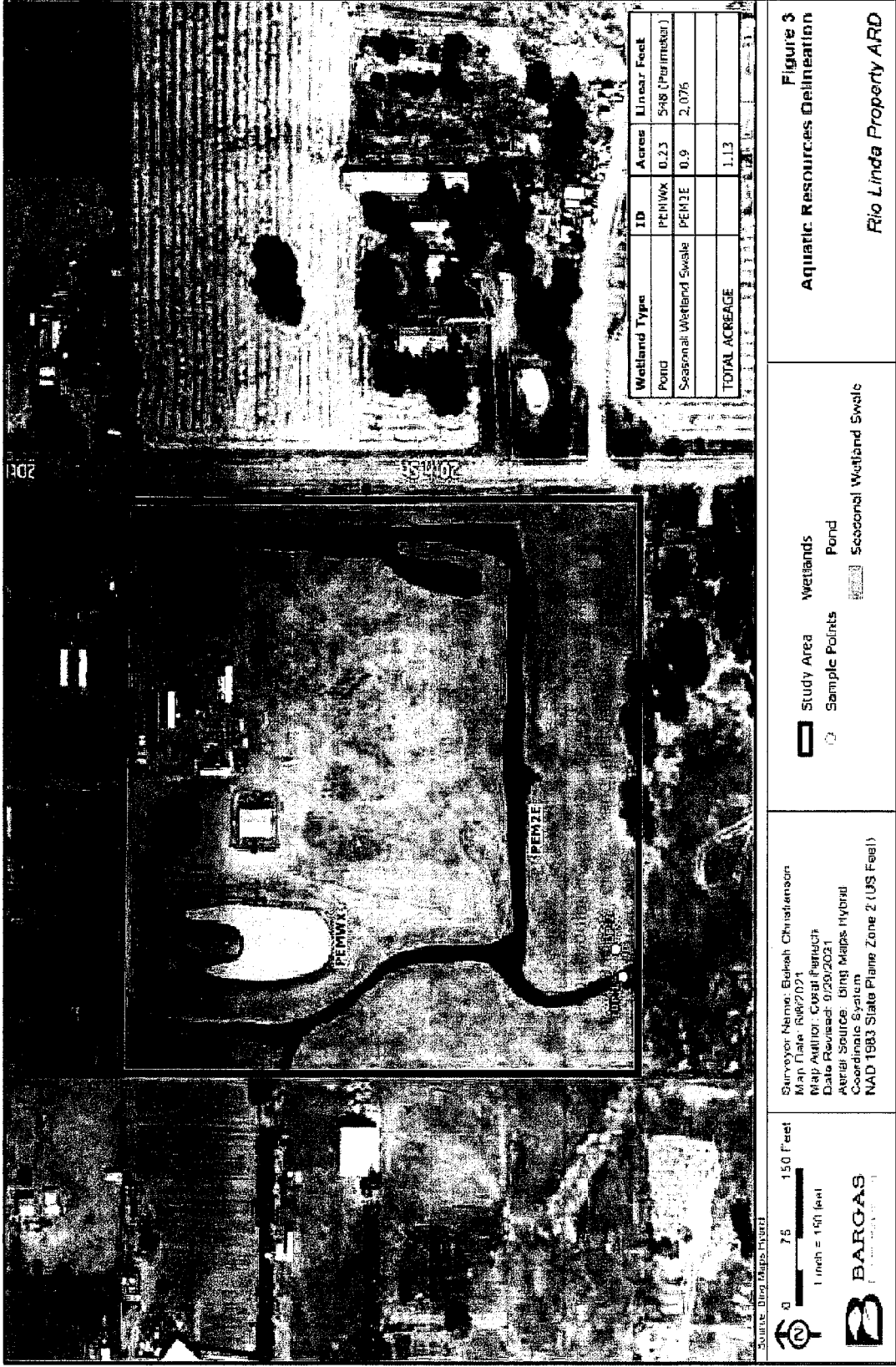


Figure 3
Aquatic Resources Delineation
 Rio Linda Property ARD

Study Area Wetlands Pond
Sample Points Seasonal Wetland Swale

Surveyor Name: Beulah Christensen
 Map Date: 06/2021
 Map Author: Coral Patrick
 Date Revised: 0/28/2021
 Aerial Source: Bing Maps Hybrid
 Coordinate System
 NAD 1983 State Plane Zone 2 (US Feet)

Scale: 7.5 150 Feet
 1 inch = 150 feet
BARGAS
 ENGINEERS & ARCHITECTS

Table GPC-1: Special Status Wildlife Species and Potential for Occurrence

<i>Scientific Name</i> (Common Name)	State Status	Habitat Requirements	Potential for Occurrence
Invertebrates			
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	FT/--/--	Occupies vernal pools ranging from small, clear, sandstone rock pools to large, turbid, alkaline, grassland valley floor pools as well as constructed seasonal ponds and lakes. It is most frequently found in pools measuring less than 0.05 acre, although it has been collected from vernal pools exceeding 25 acres. The known range within California includes the Central Valley and southern California. (USFWS 2005).	Not expected to occur. There is no suitable aquatic habitat on the project site.
<i>Gonidea angulata</i> Western ridged mussel	--/--/--	Western ridged mussel are found more commonly in streams than lakes and prefer constant water flow and well-oxygenated stable substrates in areas of low gradient. They can be found in substrates ranging in size from silt, clay, and sand to boulders. They are rarely found in waters that are continuously turbid such as glacial streams.	Not expected to occur. There is no suitable aquatic habitat on the project site.
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	FE/--/--	Vernal pools from 54 square feet to 89 acres, containing clear- to highly-turbid water. Its known range is within the Central Valley of California and in the San Francisco Bay area (USFWS 2005).	Not expected to occur. There is no suitable aquatic habitat on the project site.
<i>Lindieriella occidentalis</i> California linderiella	FE/--/--	Occurs in fairly large deep vegetated vernal pools in grassland.	Not expected to occur. There is no suitable aquatic habitat on the project site.
Fish			
<i>Oncorhynchus mykiss</i> Central Valley Steelhead DPS	FT/--/--	This distinct population segment includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in the Sacramento and San Joaquin Rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs	Not expected to occur. There is no suitable aquatic habitat on the project site.

Scientific Name (Common Name)		State Status	Habitat Requirements	Potential for Occurrence
Reptiles				
<i>Actinemys marmorata</i> western pond turtle	--/SSC		Inhabits slow-moving water with dense submerged vegetation, abundant basking sites, gently sloping banks, and dry clay or silt soils in nearby uplands. Turtles will lay eggs up to 0.25-mile from water, but typically go no more than 600 feet (Jennings and Hayes 1994).	Not expected to occur. There is no suitable aquatic habitat on the project site. The man-made pond does not remain filled year-round and dries up completely mid to late summer.
<i>Thamnophis gigas</i> giant garter snake	FT/SE/--		Endemic to the San Joaquin and Sacramento Valley floors. Inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. Requires adequate water during its active season (early spring through mid-fall) to provide food and cover, emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation uplands for cover and refuge from flood waters during its dormant season (winter). Inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant. Primarily found in marshes and sloughs as well as slow-moving creeks but absent from large rivers (USFWS 2017c).	Not expected to occur. The project site does not provide suitable aquatic habitat for this species. The wetlands and other features in the project site do not provide adequate water during the active period for this species and the surrounding uplands are not suitable due to the high levels of disturbance.
Birds				
<i>Agelaius tricolor</i> Tricolored blackbird	--/ST/--		Nests in large colonies in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (<i>Rubus armeniacus</i>). Forages for insects in marshes and grasslands (Shurford and Gardali 2008).	Not expected to occur. The project site does not provide suitable nesting habitat for this species.
<i>Athene cunicularia</i>	--/SSC		Forages in grasslands, agricultural fields, and	Not expected to occur. The project site

Scientific Name (Common Name)	State Status	Habitat Requirements	Potential for Occurrence
Burrowing owl		disturbed places where burrowing mammals are abundant. Nests in burrows, especially those of California ground squirrel (<i>Otospermophilus beecheyi</i> ; Shuford and Gardali 2008).	contains grasslands, however, no known occurrences in the project vicinity and suitable burrows were not observed on the project site.
<i>Buteo swainsoni</i> Swainson's hawk	--/ST/--	Forages in grasslands, suitable grain or alfalfa fields, or livestock pastures adjacent to nesting habitat. Nests on large trees in open areas (CDFW 1994).	May occur. Potential suitable nesting habitat in the project vicinity and potential foraging habitat on site.
<i>Coccyzus americanus</i> Western yellow-billed cuckoo	FT/SE/	Occurs at isolated sites in Sacramento Valley in northern California, and along Kern and Colorado River systems in southern California. Frequents valley foothill	Not expected to occur. The project site does not provide riparian habitat for this species.
<i>Ardea alba</i> Great egret	--/CSA/--	Occurs in a variety of habitats such as wetlands, lakes, flooded agricultural fields, estuaries, rivers, and tidal flats. Typically nest within large trees over water but also may nest on the ground.	Not expected to occur. The project does not provide suitable habitat for this species.
<i>Ardea herodias</i> Great blue heron	--/CSA/--	Occurs in a variety of freshwater and saltwater habitats including wetlands, swamps, rivers, estuaries lakes and tidal flats. Typically nests in a colony within large trees in isolated swamps, on islands, or in a large tree near water.	Not expected to occur. The project does not provide suitable habitat for this species.
<i>Elanus leucurus</i> White tailed kite	FP/--/--	Inhabits rolling foothills and valley margins with scattered oaks, as well as river bottomlands or marshes next to deciduous woodlands. Nests in isolated, dense topped trees in open areas.	Not expected to occur. The project does not provide suitable habitat for this species.
<i>Melospiza melodia pop. 1</i> Song sparrow	--/--/SSC	Breeds in riparian thickets in shrubs or vines near fresh or saline emergent wetlands. Nests are typically situated low to the ground or on the ground under dense riparian vegetation.	Not expected to occur. The project does not provide suitable habitat for this species.
<i>Progne subis</i> Purple martin	--/--/SSC	Nests in cavities in open areas with low canopy cover at the height of the nest, near large bodies of water that support high densities of large insects.	Not expected to occur. The project does not provide suitable habitat for this species.

Status Codes:

CC - CDFW Candidate for Listing

CT - CDFW Threatened

- CE - CDFW Endangered
- CFP - CDFW Fully Protected
- CRPR - California Rare Plant Rank
- SE - State Listed as Endangered
- SSC - State Candidate For Listing As Endangered Or Threatened
- CSC - CDFW Species of Concern
- FE - Federally Endangered
- FT - Federally Threatened
- FC - Candidate for Federal Listing
- ST - State Listed As Threatened
- CSA - California Special Animal

Table GPC-2: Special Status Plants

Species Name	Status	Habitat Requirements, Ecology, and Life History	Potential to Occur
Plants			
<i>Downingia pusilla</i> dwarf downingia	--/--/CRPR 2B.2	Annual herb. Grows in vernal pools, seasonal wetlands and mesic areas within grassland. Flowering period Mar – May (CNPS 2023).	Not expected to occur. There is no suitable aquatic habitat in the project site.
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	--/CE/CRPR 1B.2	Annual herb. Grows in clay soils around the margins of marshes and swamps, and in vernal pools. Flowering period Apr – August (CNPS 2023).	Not expected to occur. There is no suitable aquatic habitat in the project site.
<i>Legenere limosa</i> Legenere	--/--/CRPR 1B.1	Annual herb. Grows in vernal pools and ephemeral wetland habitats. Flowering period Apr – June (CNPS 2023).	Not expected to occur. There is no suitable aquatic habitat in the project site.
<i>Sagittaria sanfordii</i> Sanford's arrowhead	--/--/CRPR 1B.2	Perennial, rhizomatous aquatic herb. Occurs in freshwater marsh habitats, often in channelized drainages with slow moving segments. Flowering period May – Oct (CNPS 2023).	Not expected to occur. There is no suitable aquatic habitat in the project site.

Species Name	Status	Habitat Requirements, Ecology, and Life History	Potential to Occur
<p><i>Fritillaria agrestis</i> Stinkbells</p>	<p>--/--/CRPR 4.2</p>	<p>Perennial, bulbiferous herb. Occurs within Chaparral, Cismontane woodland, Pinyon and juniper woodland, and Valley and foothill grassland. Flowering period March – June (CNPS 2023).</p>	<p>Not expected to occur. There is no habitat in the project site.</p>

Notes: CNPS: California Native Plant Society Rare Plant Inventory; 1B: Plants rare, threatened, or endangered in California and elsewhere; 2B: Plants rare, threatened, or endangered in California but more common elsewhere; 4: Watch list – plants of limited distribution; 0.1: Seriously threatened in California; 0.2: Moderately threatened in California.

TREES

The project site does not contain trees. However, there are three (3) trees existing on the southerly neighboring property. The trees south of the project site overhang onto the site within the required building setback area.

REGULATORY SETTING**FEDERAL REGULATIONS*****FEDERAL CLEAN WATER ACT***

Under Section 404 of the Clean Water Act (CWA), the United States Army Corps of Engineers (USACE) regulates the discharge of dredged and fill materials into “waters of the U.S.” Jurisdictional waters of the U.S. include “territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters which are subject to the ebb and flow of the tide; tributaries’ lakes and ponds, and impoundments of jurisdictional waters; and adjacent wetlands (33 Code of Federal Regulations (CFR) Section 328.3).” Certain waters of the U.S. are considered “special aquatic sites” because they are generally recognized as having ecological value; such as sites including sanctuaries and refuges, wetlands, mudflats, vegetated shallows, and riffle and pool complexes (40 CFR Section 230). Special aquatic sites are defined by the U.S. Environmental Protection Agency (EPA) and may be afforded additional consideration in a project’s permit process. Projects that place fill in jurisdictional wetlands and non-wetland waters of the U.S. require a permit from the USACE under Section 404 of the CWA. The USACE issues nationwide permits for specific types of activities with minimal individual or cumulative adverse environmental impacts. Individual permits are required for large and/or complex projects or projects that exceed the impact threshold for nationwide permits.

FEDERAL ENDANGERED SPECIES ACT

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

MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA) prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any native migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11). Likewise,

Section 3513 of the California Fish & Game Code prohibits the “take or possession” of any migratory non-game bird identified under the MBTA. Therefore, activities that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA.

STATE REGULATIONS

PORTER-COLOGNE ACT

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

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

STATE ENDANGERED SPECIES ACT

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

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

CALIFORNIA FISH AND GAME CODE, SECTION 3503.5 - RAPTOR NESTS

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

LOCAL REGULATIONS

COUNTY OF SACRAMENTO GENERAL PLAN

The Conservation Element of the Sacramento County General Plan includes policies and objectives to protect and manage natural resources while maintaining long-term ecological health in unincorporated Sacramento County. The Conservation Element includes regulations for the

protection of native and landmark trees, non-native canopy, and water quality in rivers and groundwater basins, which are crucial for supporting biological resources. When impacts on biological resources are unavoidable, the County implements mitigation programs to mitigate those impacts. Relevant policies include, but are not limited to:

- CO-58: Ensure no net loss of wetlands, riparian woodlands, and oak woodlands.
- CO-59: Ensure mitigation occurs for any loss of or modification to the following types of acreage and habitat functions:
- Vernal pools,
 - Wetlands,
 - Riparian,
 - Native vegetative habitat, and
 - Special status species habitat.
- CO-139: Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.
- CO-145: Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed. New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species.

Swainson's Hawk

The Swainson's Hawk (*Buteo swainsoni*) is listed as a threatened species by the State of California. It is a migratory raptor typically nesting in or near valley floor riparian habitats during spring and summer months. Swainson's Hawks were once common throughout the state, but various habitat changes, including the loss of nesting habitat (trees) and the loss of foraging habitat through the conversion of native Central Valley grasslands to certain incompatible agricultural and urban uses has caused an estimated 90% decline in their population.

Swainson's Hawks feed primarily upon small mammals, birds, and insects. Their typical foraging habitat includes native grasslands, alfalfa, and other hay crops that provide suitable habitat for small mammals. Certain other row crops and open habitats also provide some foraging habitat. The availability of productive foraging habitat near a Swainson's Hawk's nest site is a critical requirement for nesting and fledgling success. In central California, about 85% of Swainson's Hawk nests are within riparian forest or remnant riparian trees. CEQA analysis of impacts to Swainson's Hawks consists of separate analyses of impacts to nesting habitat and foraging habitat.

The CEQA analysis provides a means by which to ascertain impacts to Swainson's Hawk. When the analysis identifies impacts, mitigation measures are established that will reduce impacts to the species to a less than significant level. Project proponents are cautioned that the mitigation

measures are designed to reduce impacts and do not constitute an incidental take permit under the California Endangered Species Act (CESA). Anyone who directly or incidentally takes a Swainson's Hawk, even when in compliance with mitigation measures established pursuant to CEQA, may violate CESA.

Nesting Habitat Impact Methodology

For determining impacts to an establishing mitigation for nesting Swainson's Hawks in Sacramento County, CDFW recommends utilizing the methodology set forth in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). The document recommends that surveys be conducted for the two (2) survey periods immediately prior to the start of construction. The five (5) survey periods are defined by the timing of migration, courtship, and nesting in a typical year (**Table GPC-3**). Surveys should extend a ½-mile radius around all project activities, and if active nesting is identified, CDFW should be contacted.

Table GPC-3: Recommended Survey Periods for Swainson's Hawk (TAC 2000)

Period	Time frame	# of surveys required	Notes
I.	Jan. 1 – Mar. 20	1	Optional, but recommended
II.	Mar. 20 – Apr. 5	3	
III.	Apr. 5 – Apr. 20	3	
IV.	Apr. 21 – June 10	N/A	Initiating surveys is not recommended during this period
V.	June 10 – July 30	3	

For example, if a project is scheduled to begin on June 20, three (3) surveys should be completed in Period III and three (3) surveys in Period V, as surveys should not be initiated in Period IV. It is always recommended that surveys be completed in Periods II, III, and V.

Foraging Habitat Impact Methodology

Swainson's Hawks are known to forage up to 18 miles from their nest site; however, that is the extreme range of one (1) individual bird's daily movement. It is more common for a Swainson's Hawk to forage within 10 miles of its nest site. Therefore, it is generally accepted, and California Fish and Wildlife recommends evaluating projects for foraging habitat impacts when they are within 10 miles of a known nest site. Virtually all of Sacramento County is within 10 miles of a known nest.

Swainson's Hawk foraging habitat value is greater in large expansive open space and agricultural areas than in areas which have been fragmented by agricultural-residential or urban development. The methodology for unincorporated Sacramento County is based on the concept that impacts to Swainson's Hawk foraging habitat occur as properties develop to increasingly more intensive

uses on smaller minimum parcel sizes. As part of methodology development, County and California Fish and Wildlife staff analyzed aerial photography of the County and compared this to the underlying zoning. It was determined that there was a strong correlation in most areas between the presence of suitable habitat and zoning for large agricultural parcels, and conversely that areas zoned for agricultural-residential or more dense uses tended to have fragmented or absent habitat. Therefore, the methodology relies mainly on the minimum parcel size allowed by zoning to determine habitat value. Exceptions include Rio Linda/Elverta and the Rancho Murieta areas, in which this methodology does not apply because there are very large parcels with high quality habitat which are zoned A-2 or similar. Though there may be individual properties which do not follow the observed regional trend, it was concluded that adherence to this methodology would result in adequate cumulative mitigation for the species.

Swainson's Hawk Impact Mitigation Program

In 1997, in response to the need to mitigate for the loss of Swainson's Hawk foraging habitat in Sacramento County, the Board of Supervisors adopted an ordinance that established a Swainson's Hawk Impact Mitigation Program (Chapter 16.130 of the Sacramento County Code). The Program has been amended several times; the latest amendment went into effect in December of 2009.

Properties with zoning of AG-40 and larger are assumed to maintain 100% of their foraging habitat value and properties with AR-5 zoning and smaller are assumed to have lost all foraging habitat value. **Table GPC-4** below illustrates the continuum between AG-40 and AR-5 that represents the partial loss of habitat value that occurs with fragmentation of large agricultural land holdings. The large, 50% loss of habitat value between AG-20 and AR-10 is due to the change in land use from general agriculture to agricultural-residential. The methodology does allow case-by-case analysis for projects with unique characteristics.

Table GPC-4: Swainson's Hawk Foraging Habitat Value by Zoning Category

Zoning Category	Habitat Value Remaining
AG-40 and above (e.g., AG-80, 160 etc.)	100%
AG-20	75%
AR-10	25%
AR-5 and smaller (e.g., AR-2, 1 or RD-5, 7, 10, 15, 20 etc.)	0%

NESTING BIRDS OF PREY

This section addresses raptors that are not listed as endangered, threatened, or of special concern, but are nonetheless afforded general protections by the Fish and Game Code. Raptors and their active nests are protected by the California Fish and Game Code Section 3503.5, which states: It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey, or raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto. Section 3(19) of the Federal Endangered Species Act defines the term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Causing a bird to abandon an active nest may cause harm to egg(s) or chick(s)

and is therefore considered “take.” Thus, take may occur both as a result of cutting down a tree or as a result of activities nearby an active nest which cause nest abandonment.

Raptors within the Sacramento region include tree-nesting species such as the red-tailed hawk and red-shouldered hawk, as well as ground-nesting species such as the northern harrier. The following raptor species are identified as “special animals” due to concerns over nest disturbance: Cooper’s hawk, sharp-shinned hawk, golden eagle, northern harrier, and white-tailed kite. There is a suitable habitat for nesting birds of prey/raptors within the project site and study area. The grassland within and adjacent to the project site could provide suitable foraging habitat and trees and shrubs within and nearby the study area could provide suitable nesting habitat for nesting raptors.

IMPACT DISCUSSION

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

The General Plan Update EIR concluded that impacts to sensitive or special status species would be significant and unavoidable, but General Plan polices and existing regulations provide all feasible protection for special status species. A search of the California Natural Diversity Database (CNDDDB) species list was used to determine the potential habitats and species which could be impacted by the project. Review of the CNDDDB species list indicates that some sensitive habitats, plants, and animals occur within five (5) miles of the project site. Although a number species have been identified, the majority of the species are unlikely to be located on the project site due to a lack of suitable habitat. The species likely to utilize the project site for foraging are nesting birds of prey. Additionally, although no trees are located on site, there are trees located just offsite to the south that may provide suitable nesting habitat for migratory birds. Additionally, there are large trees in the project vicinity that may provide suitable nesting habitat birds of prey including Swainson’s hawk.

SWAINSON’S HAWK

As stated above, a CNDDDB search for Swainson’s Hawk nests that have been active in the last five (5) years within a 10 miles radius was conducted. There are a total of nine (9) occurrences of Swainson’s Hawk nests within a 10-mile radius which were active in the past five (5) years. CDFW considers grasslands greater than five (5) acres within 10 miles of an active nest (used during one (1) or more of the last five (5) years) to be foraging habitat. Grassland within and adjacent to the project site provides potential suitable foraging habitat for Swainson’s hawk and trees in the project vicinity could provide suitable nesting habitat.

NESTING HABITAT

Due to the proximity of large trees to the project site, pre-construction surveys consistent with the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley are included as mitigation measure BIO-1: Swainson’s hawk Survey (TAC 2000). The purpose of the survey requirement is to ensure that construction activities do not agitate nesting hawks, potentially resulting in nest abandonment or other harm to nesting success. If Swainson’s Hawk nests are found, the developer is required to contact California Fish and Wildlife to determine what measures need to be implemented in order to

ensure that nesting hawks remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any natural screening.

FORAGING HABITAT

The project site contains open grasslands that may provide suitable foraging habitat for Swainson's hawk. However, the project site is only 10 acres in size and is zoned AR-2 and development of the site is not expected to result in the loss of foraging habitat based on the foraging habitat impact methodology detailed in the regulatory setting above.

NESTING BIRDS OF PREY

Although no trees are located on the subject property, a number of trees are adjacent to the project site which provide suitable nesting habitat for birds of prey. To avoid project related impacts to nesting raptors, the project would be required to implement mitigation measure BIO-2: Raptor Nest Protection. Mitigation involves pre-construction nesting surveys within 500 feet of construction to identify any active nests and to implement avoidance measures if nests are found – if construction will occur during the nesting season of February 1st to September 15th. The purpose of the survey requirement is to ensure that construction activities do not agitate or harm nesting raptors, potentially resulting in nest abandonment or other harm to nesting success. If nests are found, the developer is required to contact CDFW to determine what measures need to be implemented in order to ensure that nesting raptors remain undisturbed. The measures selected will depend on many variables, including the distance of activities from the nest, the types of activities, and whether the landform between the nest and activities provides any kind of natural screening. If no active nests are found during the focused survey, no further mitigation will be required.

MIGRATORY BIRDS

Although no trees are located on the subject property, a number of trees are located adjacent to the project site which provide suitable nesting habitat for migratory birds. Project related construction activity could disrupt nesting migratory birds. Given the potential for avian species nesting activities, the project would be required to implement mitigation BIO-3: Preconstruction Surveys for Migratory Nesting Birds requiring nest surveys prior to construction.

PLANTS

A search of the CNPS for the Rio Linda Quadrangle found that a total of five (5) special status plants are in the project vicinity. Although the greater project area is known to support special status plant species, the project site is not expected to contain these plants due to the lack of suitable habitat on site and the distance of known occurrences from the subject property.

The primary reason special status plants are not expected to occur on site is due to the short duration water is available within the on-site aquatic features. The swale is an ephemeral drainage and contains water for short periods during and just after storm events. The man-made pond, similarly, contains water related to storm events or when water is pumped into the feature. Review of aerial imagery shows that the pond is often dry even during the rainy season. Additionally, the upland special status plant species that are known to occur in the project vicinity are not expected to be located on site due to a lack of clay containing soils.

According to the Aquatic Resources Delineation prepared for the project, the subject property contains San Joaquin fine sandy loam which is a moderately deep and moderately well drained soil type.

CONCLUSION

The project site is not located within any sensitive natural community of the County, state, or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Services (USFWS) Recovery Plan boundaries. With adherence to pre-construction nesting surveys for Swainson's Hawk, common raptors and other nesting birds, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts to wetlands and other sensitive natural communities would be significant and unavoidable, but that General Plan policies and existing regulations provide all feasible protection for wetland habitat. The wetland delineation prepared by Bargas indicates that the project site includes one (1) seasonal wetland swale encompassing 0.9 acre and one (1) excavated pond encompassing 0.23 acre. The seasonal wetland swale directs water to the adjacent property in the southwest corner of the project site. Bargas found that the hydrologic regime in the project site is influenced by seasonal precipitation, stormwater runoff from adjacent lands, and irrigation runoff from adjacent parcels. The swale feature mapped within the project site receives ephemeral flow in the form of stormwater and irrigation runoff from adjacent uplands and neighboring parcels on the north and west parcel boundaries. A culvert near the northeast corner of the project site directs runoff from adjacent parcels to the swale. The seasonal wetland swale has connectivity throughout the project site and continues southward through the adjoining parcels and eventually to Rio Linda Creek, a tributary to the Sacramento River. The pond feature on the project site collects stormwater and can be filled by pumps; however, in recent years the pond goes dry. There was no observable connectivity between the pond and swale.

RESIDENTIAL CONSTRUCTION

The project will result in the addition of four (4) new residences on the project site. However, the site plan provided does not show developable areas and the exact footprint of these homes is currently unknown. Because the location of the homes is unknown, there is a potential for future residential development to impact the on-site seasonal wetland habitat and pond feature. However, there appears to be enough space to allow for future construction outside of the seasonal wetland and pond. To ensure impacts related to residential construction do not impact the seasonal wetland or pond, the project would be required to implement Mitigation Measure BIO-4: Aquatic Feature Avoidance and maintain a 50-foot buffer from the on-site seasonal wetland and pond.

ACCESS DRIVE CONSTRUCTION

The project proposal includes the development of an access drive from 20th Street to provide access to Parcel #2 and Parcel #4. This drive will cross the portion of the seasonal wetland along the eastern property line that follows 20th Street. According to the drainage study

prepared for the project, the seasonal wetland area also contains a 100-year floodplain. Department of Water Resources (DWR) staff, reviewed the project and the drainage study and indicated the proposed roadway will need to be a maximum of 1-foot below the 100-year water surface elevation and at or above the 10-year surface elevation and will be required to be elevated to meet these requirements. Additionally, DWR indicated that culverts will need to be installed for the access road within the floodplain in order to not impede flood flows consistent with County standards. Furthermore, DWR indicated that excavation will be required within the floodplain to ensure a not net loss of floodplain storage.

The access roadway and associated improvements required by DWR will result in impacts to the seasonal wetland. The seasonal wetland appears to have connectivity to Rio Linda Creek and may be considered a water of the U.S. Therefore, the project would be required to implement Mitigation Measure BIO-5: Wetland Compensation requiring procurement of regulatory permits, compensation for the loss of aquatic habitat.

CONCLUSION

The project will result in impacts to wetland habitat; however, mitigation is recommended consistent with General Plan policy to ensure a no net loss in wetland habitat. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts to wetlands and other sensitive natural communities would be significant and unavoidable, but that General Plan policies and existing regulations provide all feasible protection for wetland habitat. As detailed, in b) above, the project would result in impacts to on-site seasonal wetland habitat. However, the project will be required to implement wetland avoidance and compensation measures consistent with General Plan policies. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts to sensitive natural communities would be significant and unavoidable, but that General Plan policies and existing regulations provide all feasible protection for species and associated habitat including migratory corridors and nursery sites.

Trees adjacent to the project site could be used for nesting by native resident or migratory birds. Although, no trees are expected to be removed as a result of this project, the adjacent properties contain trees that may provide suitable nesting habitat. Project related construction activities may impact nesting habitat. To reduce this impact to less than significant and be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-1, BIO-2, and BIO-3 requiring nesting birds surveys. Therefore, implementation of the project would not result in impacts on the movement of fish or wildlife species or impede

the use of wildlife nursery sites greater than what was determined in the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts on native trees from development consistent with the General Plan would typically be less than significant. However, the cumulative result of infill projects would likely be substantial and therefore impacts were determined to be significant and unavoidable. The project would not result in the removal of native or landmark trees. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts to biological resources from residential development consistent land use designations would be significant and unavoidable but that General Plan policies and existing regulations provide all feasible protection. The proposed project would not conflict with any local policies or ordinances. However, the project would be required to implement mitigation measures aimed at mitigating impacts on nesting birds, including raptors and wetland habitat consistent with General Plan policies. With adherence to these mitigation measures, the project would be compliant with local policies or ordinances protecting biological resources. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The project site is not within an area covered by a habitat conservation plan or within a conservation easement. Therefore, implementation of the project would not result in impacts to conservation plans greater than what was determined in the General Plan Update EIR.

ENVIRONMENTAL MITIGATION MEASURES

BIO-1: SWAINSON'S HAWK NESTING SURVEYS

If construction, grading, or project-related improvements are to commence between February 1 and September 15, focused surveys for Swainson's hawk nests shall be conducted by a qualified biologist within a ½-mile radius of project activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk TAC 2000). To meet the minimum level of protection for the species, surveys should be completed for the two survey periods immediately prior to commencement of construction activities in accordance with the 2000 TAC recommendations. If active nests are found, CDFW 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-2: RAPTOR NEST PROTECTION

If construction activity (which includes clearing, grubbing, or grading) is to commence within 500 feet of suitable nesting habitat between February 1st and September 15th, a survey for raptor nests shall be conducted by a qualified biologist. The survey shall cover all potential tree and ground nesting habitat on-site and off-site up to a distance of 500 feet from the project boundary. The survey shall occur within 14 days of the date that construction will encroach within 500 feet of suitable habitat. The biologist shall supply a brief written report (including date, time of survey, survey method, name of surveyor and survey results) to the Environmental Coordinator prior to ground disturbing activity. If no active nests are found during the survey, no further mitigation will be required. If any active nests are found, the Environmental Coordinator and California Department of Fish and Wildlife shall be contacted to determine appropriate avoidance/protective measures. The avoidance/protective measures shall be implemented prior to the commencement of construction within 500 feet of an identified nest.

BIO-3: PRECONSTRUCTION SURVEYS FOR MIGRATORY NESTING BIRDS

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

- If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests will be conducted no more than 7 days prior to construction by a qualified biologist.
- Trees slated for removal will be removed during the period of September through January, in order to avoid the nesting season. Any trees that are removed during the nesting season, which is February through August, will be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.
- If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, will be established and maintained around the nest to prevent nest failure. All construction activities will be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

BIO-4: AQUATIC FEATURE AVOIDANCE

To protect and preserve wetlands and other aquatic features, all future residential development (including structures, wells, septic systems, and grading activities) shall be located a minimum of 50 feet from the on-site wetlands and aquatic features.

Construction and silt fencing shall be placed between aquatic features and any area subject to ground disturbing activities related to residential development and the area shall be clearly demarcated on all construction plans as environmentally sensitive. For areas where construction is within the aquatic feature, temporary construction and silt fencing shall be placed at the edge of construction limits. A qualified biologist shall oversee the placement of temporary construction and silt fencing when aquatic features are present. Encroachment into wetlands without listed species will require either U.S. Army Corps of Engineer Permitting, State Regional Water Board, and/or wetland compensation through payment into the County's Wetlands Restoration Trust Fund, consistent with General Plan Policy CO-58 and 59 pursuant to Mitigation Measure BIO-5.

BIO-5: WETLAND COMPENSATION

To compensate for the permanent loss of wetlands or other aquatic habitat, the applicant shall perform one (1) or a combination of the following prior to issuance of building permits, and shall also obtain all applicable permits from the Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Wildlife:

1. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Management Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands. The required Plan shall be submitted to the Sacramento County Environmental Coordinator, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service for approval prior to its implementation.
2. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of wetlands, the Project applicant shall demonstrate that the wetlands which went unmitigated/uncompensated as a result of permitting have been mitigated through other means. 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.

II. GREENHOUSE GAS EMISSIONS

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
Would the project: a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Greenhouse gases (GHG), including CO₂, methane (CH₄), and nitrous oxide (N₂O), are naturally occurring atmospheric gases that insulate Earth as part of the greenhouse effect, which is responsible for keeping temperatures on Earth conducive to life. After solar radiation is absorbed by the earth’s surface, infrared radiation is re-emitted back to the earth’s surface, warming the atmosphere. However, human activities such as combustion of fossil fuels have increasingly emitted excess GHGs into the atmosphere causing the greenhouse effect to intensify and Earth’s climate to warm at an unprecedented rate.

The Global Warming Potential (GWP) of GHGs compares the ability of each GHG to trap heat in the atmosphere relative to another gas. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time the gas remains in the atmosphere (its “atmospheric lifetime”). The GWP of each gas is measured relative to CO₂. Therefore, CO₂ has a GWP of one. GHGs with lower emissions rates than CO₂ may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than

CO₂ (i.e., high GWP). For example, N₂O has a GWP of 273, meaning that one (1) ton of N₂O has the same contribution to the greenhouse effect as approximately 273 tons of CO₂. The concept of CO₂ equivalence (CO₂e) is used to account for the different GWP potentials of GHGs. GHG emissions are typically measured in terms of pounds or tons of CO₂e and are often expressed in metric tons (MT) CO₂e.

REGULATORY SETTING

STATE OF CALIFORNIA

California has adopted statewide legislation addressing various aspects of climate change and GHG emissions mitigation. Much of this establishes a broad framework for the State's long-term GHG reduction and climate change adaptation program. Of particular importance is AB 32, which establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020, and Senate Bill (SB) 375 supports AB 32 through coordinated transportation and land use planning with the goal of more sustainable communities. SB 32 extends the State's GHG policies and establishes a near-term GHG reduction goal of 40% below 1990 emissions levels by 2030. Executive Order (EO) S-03-05 identifies a longer-term goal for 2050.¹

SACRAMENTO METROPOLITAN AQMD

As discussed in the Air Quality section, the project area is within the boundaries of the SMAQMD. The SMAQMD has developed greenhouse gas (GHG) thresholds and screening levels to provide a consistent scale to measure the significance of land use development. The thresholds are used to evaluate a project for consistency with statewide GHG reduction targets as established in Assembly Bill (AB) 32, followed by Senate Bill (SB) 32. AB 32 is the Global Warming Solutions Act of 2006. California reached the goals set in AB 32 in 2016. As a follow up to AB 32, SB 32, which requires CARB to ensure state GHG emissions are reduced 40 percent below 1990 levels by 2030, was signed in 2016.

SACRAMENTO COUNTY CLIMATE ACTION PLAN

The County's Climate Action Plan (CAP), adopted by the Board of Supervisors in November 2024, is a comprehensive, multi objective plan that balances environmental, economic, and community interests for the reduction of GHG emissions. Strategies and measures have been identified in the CAP to meet California's 2020 and 2045 GHG reduction targets. Each measure is supported by implementing actions to reduce GHG emissions generated from current and future activities within the unincorporated areas of the County, including existing County facilities and operations. Upon implementation of the CAP, projects being proposed in unincorporated areas of the County would need to demonstrate compliance with applicable measures and actions.

THRESHOLDS OF SIGNIFICANCE

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

¹ EO S-03-05 has set forth a reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. This target has not been legislatively adopted.

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

In April 2020, SMAQMD adopted an update to their land development project operational GHG threshold, which requires a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. The Sacramento County Board of Supervisors adopted the updated GHG threshold in December 2020 (**Table GPC-5**). SMAQMD's technical support document, "Greenhouse Gas Thresholds for Sacramento County", identifies operational measures that should be applied to a project to demonstrate consistency.

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

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

Projects that implement BMP 1 and BMP 2 can utilize the threshold criteria for operation emissions outlined in **Table GPC-5**. Projects that do not exceed 1,100 metric tons per year are then screened out of further requirements. For projects that exceed 1,100 metric tons per year, then compliance with BMP 3 is also required:

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

SMAQMD's GHG construction and operational emissions thresholds for Sacramento County are shown in **Table GPC-5**.

Table GPC-5: SMAQMD Thresholds of Significance for Greenhouse Gases

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

IMPACT DISCUSSION

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

The General Plan Update EIR evaluated GHG emissions as part of the Climate Change chapter and concluded that development would result in significant and unavoidable impacts. The General Plan Update EIR included Mitigation Measure CC-1 (addition of General Plan policy LU-115, reduce the County's GHG emissions) and CC-2 (addition of General Plan implementation measures F through J for LU-115, which includes adoption of a Climate Action Plan (CAP)). The General Plan Update EIR also determined that any project with potential to result in significant impacts, must comply with the CAP once adopted by the County. The CAP was adopted in November 2024 by the County BOS and the County is currently developing the implementation strategy to comply with the required policies. Therefore, in the interim, GHG emissions from the implementation of the project would continue to be evaluated using the thresholds adopted by the County BOS in December 2020.

The Sacramento Metropolitan Air Quality Management District (SMAQMD) drafted a technical support document, Greenhouse Gas Thresholds for Sacramento County (Sacramento Metropolitan AQMD, 2020) that identifies operational measures to demonstrate consistency with GHG targets. Tier 1 Best Management Practices (BMPs) are required for all projects. Therefore, Mitigation Measure GHG-1: Tier 1 Best Management Practices for GHG Emissions would be required for project implementation.

With the implementation of GHG-1, GHG emissions from the operation of the project are compared to the operational land use threshold table (1,100 metric tons of carbon dioxide equivalent (CO₂e) per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO₂e per year after implementation of Tier 1 BMPs, the project will result in a less than cumulatively considerable contribution and has no further action.

Based on the SMAQMD Operational Screening Table single family residential projects totaling 56 or fewer units would not exceed the 1,100 metric tons of CO₂e. The project includes the development of 4 single family homes and is not expected to exceed thresholds. Therefore, with GHG-1, implementation of the project would not result in impacts greater than what was determined in the General Plan Update EIR.

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

As noted above, the General Plan Update EIR concluded impacts from development GHG emissions would be significant and unavoidable. However, the General Plan Update EIR identified mitigation measures, which have been added as either a General Plan policy or implementation measure, to reduce potential impacts from GHG emissions and to meet local and state regulations. Therefore, implementation of the project would not conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing GHG emissions.

ENVIRONMENTAL MITIGATION MEASURES

GHG-1: TEIR 1 BEST MANAGEMENT PRACTICES FOR GHG EMISSIONS

The project is required to incorporate the Tier 1 Best Management Practices or propose Alternatives that demonstrate the same level of GHG reductions as BMPs 1 and 2, listed below. At a minimum, the project must mitigate natural gas emissions and provide necessary wiring for an all-electric retrofit to accommodate future installation of electric space heating, water heating, drying, and cooking appliances.

1. Tier 1: Best Management Practices (BMP) Required for all Projects
 - BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.
 - BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV ready.
 - EV Capable requires the installation of “raceway” (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).
 - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.
2. If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.
3. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

III. HYDROLOGY AND WATER QUALITY

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Develop in an area that is subject to 200-year urban levels of flood protection (ULOP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The project area is in an agricultural-residential area of the Rio Linda - Elverta community, within the Sacramento River Basin. The Sacramento River Basin encompasses approximately 27,000 square miles and is bounded by the Sierra Nevada to the east, Coast Ranges to the west, Cascade Range and Trinity Mountains to the north, and the Delta to the southeast. The project area is situated within the Robla Creek watershed (delineated by the National Hydrologic Dataset HUC-10).

The existing drainage system within the project area includes one (1) excavated pond feature encompassing 0.23 acre and one (1) seasonal wetland swale feature encompassing 0.9 acre. The pond feature receives water from natural rain events and human facilitated water delivery. The seasonal wetland swale feature receives stormwater and irrigation runoff from adjacent uplands and neighboring parcels on the north and west boundaries and from a culvert near the northeast corner of the project site that directs runoff from adjacent parcels. There is no visible connectivity between the pond feature and the seasonal wetland swale. The wetland swale continues south through adjoining parcels, roughly following the path of a riverine feature; however, it is unknown exactly where the transition between wetland swale and channelized riverine feature occurs.

FLOODING

According to the Federal Emergency Management Agency (FEMA) National Flood Hazard layer, the project area is not mapped within a flood zone. However, a site specific drainage study was prepared by Top Engineering Inc. on January 20, 2025 (Appendix B) which determined that the site contains a 100-year floodplain along a wetland swale that traverses the subject property and through each of the proposed parcels. A 100-year floodplain is an area with a one (1) percent annual chance of flooding.

GROUNDWATER

SUSTAINABLE GROUNDWATER MANAGEMENT

The County is within the Sacramento Valley Groundwater Basin (Basin) which is underlain by an extensive alluvial aquifer system encompassing approximately 3,780,180 acres and divided into 18 subbasins (California Department of Water Resources, 2015). The project area is in the northern 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).

A draft Groundwater Sustainability Plan for the North American Subbasin was prepared and submitted to the California Department of Water Resources (CA DWR) in December 2021 and approved in January 2022. 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 that the North American Subbasin is projected to maintain sustainable conditions under conditions of future planned growth and with anticipated climate change impacts. 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 in known 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. The higher salinity concentrations are generally considered to be present due to natural sources.

REGULATORY SETTING

FEDERAL

CLEAN WATER ACT

The federal Clean Water Act and subsequent amendments, under the enforcement authority of the U.S. Environmental Protection Agency (USEPA), was enacted “to restore and maintain the chemical, physical, and biological integrity of the Nation’s waters.” The purpose of the act is to protect and maintain the quality and integrity of the nation’s waters by requiring states to develop and implement state water plans and policies. The Clean Water Act also sets water quality standards for surface waters and established the National Pollutant Discharge Elimination System (NPDES) program to protect water quality, such as under Section 402, which outlines the NPDES program, including Section 402(p), which governs stormwater permitting. The Clean Water Act authorizes the USEPA to implement pollution control programs such as setting wastewater standards for industry. In California, implementation and enforcement of the act is conducted through the California SWRCB and the nine Regional Water Quality Control Boards (RWQCBs).

NPDES PERMIT

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

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

NATIONAL FLOOD INSURANCE PROGRAM

Under Executive Order 11988, FEMA is responsible for management of floodplain areas, defined as the lowland and relatively flat areas adjoining inland and coastal waters subject to a one (1) percent or greater chance of flooding in any given year (the 100-year floodplain). FEMA’s overall mission is to support citizens and first responders to ensure that the United States builds, sustains, and improves capabilities to prepare for, protect against, respond to, recover from, and mitigate all hazards. Regarding flooding, FEMA provides information, guidance, and regulation associated with flood prevention, mitigation, and response. Under Executive Order 11988, FEMA requires

that local governments covered by the federal flood insurance program pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. Through its Flood Insurance and Mitigation Administration, FEMA manages the National Flood Insurance Program (NFIP), which includes flood insurance, floodplain management, and flood hazard mapping functions. FEMA determines flood elevations and floodplain boundaries and distributes the FIRM maps used in the NFIP. These maps identify the locations of special flood hazard areas, including 100-year floodplains.

Federal regulations governing development in a floodplain are set forth in Code of Federal Regulations Title 44, Part 60. Those regulations enable FEMA to require municipalities participating in the NFIP to adopt certain flood hazard reduction standards for construction and development in 100-year floodplains.

STATE

PORTER-COLOGNE WATER QUALITY CONTROL ACT

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

NPDES CONSTRUCTION GENERAL PERMIT

Construction associated with projects that would disturb more than one (1) acre of land surface affecting the quality of stormwater discharges into waters of the U.S. are subject to the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ, NPDES No. CAS00002).

The Construction General Permit regulates discharges of pollutants in stormwater associated with construction activity to waters of the U.S. from construction sites that disturb one (1) acre or more of land surface, or that are part of a common plan of development or sale that disturbs more than one (1) acre of land surface. The permit regulates stormwater discharges associated with construction or demolition activities, such as clearing and excavation; construction of buildings; and linear underground projects, including installation of water pipelines and other utility lines.

The Construction General Permit requires that construction sites be assigned a Risk Level of 1 (low), 2 (medium), or 3 (high), based both on the sediment transport risk at the site and the receiving waters risk during periods of soil exposure (e.g., grading and site stabilization). The sediment risk level reflects the relative amount of sediment that could potentially be discharged to receiving water bodies and is based on the nature of the construction activities and the location of the site relative to receiving water bodies. The receiving waters risk level reflects the risk to the

receiving waters from the sediment discharge. Depending on the risk level, the construction projects could be subject to the following requirements:

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

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

LOCAL

WATER QUALITY CONTROL PLAN (BASIN PLAN)

The Central Valley RWQCB (Region 5S) Water Quality Control Plan (commonly referred to as the Basin Plan) for the Sacramento River Basin and the San Joaquin River Basin was adopted by the RWQCB as revised in 2019 (Central Valley RWQCB, 2019). The Basin Plan is the master water quality control planning document used to designate beneficial uses and surface and ground water quality objectives. The RWQCB is tasked with implementing the adopted Basin Plan through planning, permitting, and enforcement of established water quality objectives. In accordance with the State Policy for Water Quality Control, the RWQCB employs a range of beneficial use designations for surface waters (including creeks, streams, lakes, and reservoirs), groundwater, marshes, and mudflats that serve as the basis for establishing water quality objectives, discharge conditions, and prohibitions. The Basin Plan has identified existing and potential beneficial uses supported by the key surface water drainage throughout its jurisdictional planning area, and for groundwater. The Basin Plan designates the beneficial uses for the nearby Cosumnes River as municipal and domestic supply, agricultural supply, contact and non-contact water recreation, freshwater habitat, migration, spawning, and wildlife habitat (Central Valley RWQCB 2019). The beneficial uses for groundwater in the area are municipal and domestic water supply, agricultural supply, industrial service supply, and industrial process supply.

SACRAMENTO COUNTY WATER QUALITY: EROSION AND GRADING

Sacramento County has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by Regional Water Board. The Municipal Stormwater Permit requires the County to reduce pollutants in stormwater discharges to the maximum extent practicable and to effectively prohibit non-stormwater discharges. The County complies with this permit in part by

developing and enforcing ordinances and requirements to reduce the discharge of sediments and other pollutants in runoff from newly developing and redeveloping areas of the County.

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

IMPACT DISCUSSION

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

The General Plan Update EIR concluded that water quality impacts to impaired waterways associated with development consistent with the General Plan would be significant and unavoidable. The project site is not located adjacent to any listed impaired waterways, and the project is not expected to increase pollutant loads within them.

Additionally, construction of the project would comply with the County's Stormwater Management and Discharge Control Ordinance (Section 15.12), which requires implementation of BMPs to the maximum extent practicable to prevent or minimize non-stormwater or pollutant discharge into County waterways during construction. Further, the project would be required to comply with the County's Land Grading and Erosion Control Ordinance (Chapter 16.44) which is intended, in part, to minimize the degradation of the water quality of water courses in Sacramento County. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

- 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?*

The General Plan Update EIR concluded that ground water use and interference with groundwater recharge for projects built out consistent with General Plan land use designations were less than significant. The construction of groundwater wells to service the four (4) single-family residences is consistent with the existing land use designation and density allowances, which would not represent a significant increase in water use. Additionally, the project site is not located in a high groundwater recharge area. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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;*

The General Plan Update EIR concluded that surface runoff from projects built out consistent with General Plan designation would be less than significant due to required compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance. The proposed project will result in the development of four (4) new homes and related ancillary infrastructure consistent with existing land use designations and densities. Construction activities would be required to comply with the requirements and standards in the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and the County's Land Grading and Erosion Control Ordinance (County Code Chapter 16.44). Therefore, construction would not result in substantial erosion or siltation on or off site, and implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that surface runoff from projects built out consistent with General Plan designation would be less than significant due to required compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance. The proposed project will result in the development of four (4) new homes and related ancillary infrastructure consistent with existing land use designations and densities and would not substantially increase the amount of surface runoff from the site. The project will also result in the construction of a new access roadway within an identified 100-year floodplain. However, the project will be required to comply with the requirements and standards in the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and the County's Land Grading and Erosion Control Ordinance (County Code Chapter 16.44). Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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*

The General Plan Update EIR concluded that drainage system capacity and polluted runoff impacts from projects built out consistent with General Plan designations would be less than significant due to required compliance with the Sacramento County Improvement Standards and the Floodplain Management Ordinance. The project would be required to comply with the requirements and standards in the County's Stormwater Management and Discharge Control Ordinance (County Code Chapter 15.12) and would not provide substantial additional sources of polluted runoff. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

iv. *impede or redirect flood flows?*

The General Plan Update EIR concluded that impacts to floodplains from projects built out consistent with General Plan designation would be less than significant due to required compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance.

The project site is not located within a FEMA floodplain; however, the drainage study prepared for the project indicates the site is within a local 100-year floodplain associated with an on-site drainage feature that conveys water through the site (**Plate GPC-2**). Each of the proposed parcels would contain developable area outside of the identified localized flood zone area and development of residential structures are not expected to impede flood flows. The project does include a new access roadway that will cross the floodplain that has the potential to impede flood flows. DWR staff reviewed the project and indicated that culverts will need to be installed within the access road to allow water to flow through without impeding flood flows consistent with the requirements of the Floodplain Management and Discharge Ordinance. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts related to flood hazards would be less than significant due to required compliance with the Sacramento County Improvement Standards and the Floodplain Management Ordinance. The project site is not located in an area that is subject to 200-year ULOP area. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts related to flood hazards would be less than significant due to required compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance. The project area is not within a tsunami or seiche zone or within a FEMA designated flood zone; however, the drainage study prepared for the project found that the site is within a local 100-year floodplain. The floodplain is associated with a seasonal wetland that is generally located along the eastern and western property lines and connects toward the southwestern portion of the site and continues offsite to the southwest. Each of the proposed parcels would contain developable area outside of the identified flood zone area and development of residential structures are not expected to be subject to flood hazards. Additionally, the project will be required to comply with the Floodplain Management and Control Ordinance which required homes to be elevated 1.5 feet above the floodplain and inundation that may result in the release of pollutants is not expected. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

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

The General Plan Update EIR concluded that impacts of development consistent with General Plan land use designations would be less than significant for projects in the Sacramento North Area Groundwater Basin (North American Subbasin). Additionally, The General Plan Update EIR concluded impacts related to polluted runoff from projects built out consistent with General

Plan designation would be less than significant due to required compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance. The project site is located within the North American Subbasin which includes the areas of the County north of the American River as well as well as portions of Sutter and Placer counties. Construction of groundwater wells to service the four (4) single-family residences is consistent with the existing land use designation and density allowances, which would not represent a conflict with groundwater management strategies for the North American Subbasin Groundwater Sustainability Plan. Additionally, compliance with the Stormwater Management and Discharge Control Ordinance and the Floodplain Management Ordinance will ensure project construction will not obstruct implementation of water quality control plans. Therefore, implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

ENVIRONMENTAL MITIGATION MEASURES

None recommended.

IV. MANDATORY FINDINGS OF SIGNIFICANCE

	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*

Equal or Less Severity of Impact. As discussed in Section I. (Biological Resources) during construction, construction activities may affect migratory birds and raptors. Additionally, the project site is located in an area which is known to contain wetland habitat. However, Mitigation Measures BIO-1 through BIO-5 would be implemented, and implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

As discussed in Section II. (Greenhouse Gases), construction and operation of the project, greenhouse gases would be released. However, Mitigation Measure GHG-1 would be implemented, and implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR.

There are no known cultural and/or tribal resources within the project site. Implementation of the project shall be consistent with the following General Plan Update policies:

- CO-155: Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in situ preservation is not possible or when the archeological significance of the site merits excavation and recording procedure. On-site reinterment shall have priority. The project developer shall provide the burden of proof that off-site reinterment is the only feasible alternative. Reinterment shall be the responsibility of local tribal representatives.
- CO-157: Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.
- CO-158: As a condition of approval of discretionary permits, a procedure shall be included to cover the potential discovery of archaeological resources during development or construction.
- CO-161: As a condition of approval for discretionary projects, require appropriate mitigation to reduce potential impacts where development could adversely affect paleontological resources.
- CO-163: Require that a certified geologist or paleoresources consultant determine appropriate protection measures when resources are discovered during the course of development and land altering activities.

Therefore, implementation of the project, including Mitigation Measures BIO-1 through BIO-5, would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish and wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of a rare or endangered plant or animal or eliminate important examples of 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.)*

Equal or Less Severity of Impact. No past, present, or foreseeable future projects in the vicinity of the project area have been identified that would combine with the project to cause cumulative impacts. For all the topics discussed in this analysis, impacts resulting from implementation of the project would be individually limited and not cumulatively considerable, because the impacts are either temporary in nature (i.e., limited to the construction period) or limited to the project area (i.e., accidental discovery). Additionally, for each of the topics analyzed in this analysis, the proposed project would have no impacts, less-than-significant impacts, or less-than-significant impacts with mitigation incorporated and therefore implementation of the project including mitigation would not result in cumulative impacts beyond those anticipated by the General Plan Update EIR.

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

Equal or Less Severity of Impact. The project would result in air emissions during construction of the project. However, Mitigation Measure GHG-1 would be implemented and implementation of the project would not result in impacts greater than what was determined by the General Plan Update EIR. Additionally, the project would result in biological resource impacts during construction of the project. However, Mitigation Measures BIO-1 through BIO-5 would be implemented and the project would not result in impacts greater than what was determined by the General Plan Update EIR. Therefore, implementation of the project would result in equal or less severe impacts than those impacts identified by the General Plan Update EIR.

ENVIRONMENTAL DETERMINATION

As demonstrated by the analysis herein, implementation of the project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all the impacts associated with the project are found to be within the scope of impacts previously addressed and disclosed in the certified General Plan Update EIR and do not constitute a new or substantially increased significant impact. Based on this determination and pursuant to the CEQA Guidelines Section 15183, the project qualifies for an exemption.

ENVIRONMENTAL MITIGATION MEASURES

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

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the 20th Street Tentative Parcel Map project as follows:

1. The proponent shall comply with the MMRP for this project, including the payment of a fee to cover the Office of Planning and Environmental Review staff costs incurred during implementation of the MMRP. The MMRP fee for this project is **\$3,900.00**. This fee includes administrative costs of **\$1,097.00**.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

LIST OF PREPARERS

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