

Notice of Exemption

TO: Office of Land Use and Climate Innovation
State Clearinghouse
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Central Valley Flood Protection Board
3310 El Camino Avenue, Suite 170
Sacramento, CA 95821
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Project Title: Permit No. 20055 – Patrick Shea Conservation Bank Project

Project Applicant/ Agency Carrying Out Project: Bart Cremer, Gilsizer Slough, LLC (Wildlands; Heron Pacific), Director of Land Management; 6558 Lonetree Blvd, Rocklin, CA, 95765; bcremers@heronpacific.com; (916) 435-3555

Project Location: The project is located approximately 8.5 miles northeast of the City of Elk Grove, along the right (west) bank of the Cosumnes River within the Cosumnes River Designated Floodway, with Deer Creek flowing through the northern portion of the property, at 38.471955°N 121.216413°W, Cosumnes River, Sacramento County.

Project Description: To remove the existing vineyard and construct a Conservation Bank on approximately 142 acres of the 167-acre overall property, retain the existing irrigation system, and establish habitat for the valley elderberry longhorn beetle. The project will include planting native trees and shrubs such as blue elderberry, Fremont cottonwood, box elder, interior live oak, Oregon ash, black willow, valley oak, and coyote bush.

Public Agency Approving Project: Central Valley Flood Protection Board (Board)

Exempt Status:

Statutory Exemption: [PRC Section 21080.56](#)

Reasons Why Project is Exempt:

The Patrick Shea Conservation Bank is excluded from CEQA pursuant to Section 21080.56 of the Public Resources Code (PRC), which exempts a project to restore or provide habitat for California native fish and wildlife meeting certain requirements. On April 20, 2026, the CDFW Director concurred with the Central Valley Flood Protection Board’s determination that the project meets the qualifying criteria set forth in PRC Section 21080.56, subdivisions (a) to (d), inclusive. Specifically, the CDFW Director concurred with the Central Valley Flood Protection Board that the project meets all of the following conditions: (1) the project is exclusively to conserve, restore, protect, or enhance, and assist in the recovery of California native fish and wildlife, and the habitat upon which they depend; or is exclusively to restore or provide habitat for California native fish and wildlife; (2) the project may have public benefits incidental to the project’s fundamental purpose; (3) the project will result in long-term net benefits to climate resiliency, biodiversity, and sensitive species recovery; and includes procedures and ongoing management for the protection of the environment; and (4) project construction activities are solely related to habitat restoration. Pursuant to PRC Section 21080.56, subdivision (g), CDFW has posted this Concurrence on CDFW’s CEQA Notices and Documents webpage: <https://wildlife.ca.gov/Notices/CEQA>.

Chris Lief

5/22/2026

Signature

Chris Lief, Executive Officer

Date

Signed by Public Agency Signed by Responsible Agency