ENVIRONMENTAL ASSESSMENT



Wilton Rancheria 53.34-Acre Tribal Office and Economic Development Fee-to-Trust Project

Sacramento County, California | October 2026

Lead Agency:

Bureau of Indian Affairs, Pacific Region
2800 Cottage Way Room W-2820
Sacramento, CA 95825
916.978.6000

Prepared By:

Acorn Environmental
5170 Golden Foothill Parkway
El Dorado Hills, CA 95762
916.235.8224
www.acorn-env.com

United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

IN REPLY REFER TO:
TR-4314b-P5 J51 635T 53.34 acres-Hood Franklin

MEMORANDUM

Date: October 15, 2026
Subject: Certification Statement for Final Environmental Assessment

Project: Wilton Rancheria 53.34-Acre Tribal Office and Economic Development Fee-to-Trust Project

This memorandum documents the certification required as part of the finalization of the Environmental Assessment (EA) prepared for Wilton Rancheria 53.34-Acre Tribal Office and Economic Development Fee-to-Trust Project.

As the responsible official, I hereby certify the following:

The bureau has fully considered all factors mandated by the National Environmental Policy Act (NEPA) during the preparation of the Environmental Assessment.

The Environmental Assessment represents the bureau's good-faith effort to prioritize documentation of the most important considerations required by statute, consistent with the congressionally mandated timelines and page limits applicable to EAs.

This prioritization reflects the bureau's expert judgment regarding which environmental considerations are most meaningful for understanding potential environmental effects and supporting the decision-making process.

Any considerations that are addressed briefly, or not addressed in detail, were determined by the bureau to be comparatively less substantive in nature and not essential to informing the analysis of environmental effects or the resulting decision on how to proceed.

This certification will be incorporated into the final Environmental Assessment in accordance with applicable procedural requirements.

Signatory:
Jennifer Hayden
Environmental Professional
Bureau of Indian Affairs, Pacific Region
Jennifer.Hayden@BIA.gov
(916)936-6220

JENNIFER HAYDEN
Digitally signed by JENNIFER HAYDEN
Date: 2026.10.15 14:23:55 -07'00'

NEPA Tracker #62643

Table of Contents

1.0 Introduction 1

1.1 Summary 1
1.2 Purpose and Need for Proposed Action 1
1.3 Background 1
1.4 Location and Setting 1
1.5 Regulatory Requirements and Approvals 2

2.0 Alternatives 2

2.1 Alternative A: Proposed Project 3
2.2 Alternative B: No Action 4
2.3 Comparison of Alternatives 4
2.4 Alternatives Eliminated from Consideration 5

3.0 Environmental Setting and Consequences 5

3.1 Land Resources 5
3.2 Water Resources 6
3.3 Air Quality 7
3.4 Biological Resources 8
3.5 Cultural and Paleontological Resources 10
3.6 Socioeconomic Conditions 11
3.7 Transportation and Circulation 12
3.8 Land Use 13
3.9 Public Services 14
3.10 Noise 15
3.11 Hazardous Materials 16
3.12 Visual Resources 17
3.13 Other Reasonably Foreseeable Impacts 18

4.0 Mitigation 18

5.0 Consultation and Coordination 20

Federal Agencies Consulted 20
State Agencies Consulted 20
Local Agencies and Service Providers 21

6.0 Preparers 22

Lead Agency 22
Environmental Consultants 22

7.0 References 22

Appendices

Appendix A: Figures
Appendix B: Best Management Practices and Design Features
Appendix C: Supporting Environmental Setting and Analysis Information
Appendix D: Air Quality Output Files
Appendix E: Biological Resources Information
E-1: Biological Database Searches
E-2: List of Species Observed
E-3: Site Photos
Appendix F: Cultural Resources Inventory (Confidential)
Appendix G: Trip Generation Memorandum
Appendix H: Phase I Environmental Site Assessment
Appendix I: Farmland Conversion Impact Rating Form

Acronyms

AB	Assembly Bill
AF	acre feet
AG-20	Agricultural 20 acres
AG-40	Agricultural 40 acres
AG-80	Agricultural 80 acres
amsl	above mean sea level
ARPA	Archaeological Resources Protection Act
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
BIA	U.S. Bureau of Indian Affairs
BIOS	Biogeographic Information and Observation System
BMOs	Basin Management Objectives
BMPs	Best Management Practices
CAA	Clean Air Act
CAAQS	California Ambient air quality standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources, Recycling, and Recovery
Cal-Waste	California Waste Recovery Systems
Caltrans	California Department of Transportation
CAPs	criteria air pollutants
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCSD	Cosumnes Community Services District

CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHRIS	California Historical Resources Information System
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DOC	California Department of Conservation
DOI	U.S. Department of the Interior
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DWMR	Department of Waste Management & Recycling
DWR	Department of Water Resources
EA	Environmental Assessment
ECHO	Enforcement and Compliance History Online
EFH	Essential Fish Habitat
EGUSD	Elk Grove Unified School District
EO	Executive Order
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Environmental Site Assessment
EV	electric vehicle
FAA	Federal Aviation Administration
FCIR	Farmland Conversion Impact Rating
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FINDS/FRS	Facility Registry Service/Facility Index
FIRMs	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FPPA	Farmland Protection Policy Act
FTA	Federal Transit Administration
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HAPs	Hazardous Air Pollutants
HCS	Hazard Communication Standard
HEARTH	Helping Expedite and Advance Responsible Tribal Homeownership Act
HSA	Hazardous Substances Act
HU	Hydrologic Unit
HVAC	heating, ventilation, and air conditioning

I-5	Interstate 5
IAM	Indian Affairs Manual
IPaC	Information for Planning and Consultation
L_{dn}	Day-Night Average Level
L_{eq}	equivalent continuous sound level
LTA	Local Transportation Analysis
LUST	Leaking Underground Storage Tank
M&I	municipal and industrial
MBTA	Migratory Bird Treaty Act
MOU	Memorandum of Understanding
MRZ	Mineral Resource Zone
MT	metric tons
N/A	Not Applicable
NAA	Nonattainment Areas
NAAQS	National Ambient Air Quality Standards
NAC	Noise Abatement Criteria
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NDGSA	Northern Delta Groundwater Sustainability Agency
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NO_2	nitrogen dioxide
NOI	Notice of Intent
NON-GEN	Non-Generator
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NSR	New Source Review
NWI	National Wetlands Inventory
O_3	ozone
OHWD	Omochumne-Hartnell Water District
OSHA	Occupational Safety and Health Administration
Pb	lead
PG&E	Pacific Gas and Electric
$PM_{2.5}$	particulate matter smaller than 2.5 microns
PM_{10}	particulate matter smaller than 10 microns
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PSD	Prevention of Significant Deterioration
RCRA	Resource Conservation and Recovery Act
RD	Reclamation District
RECs	Recognized Environmental Conditions
ROG	reactive organic gas

RWQCB	Regional Water Quality Control Boards
SASb	South American Subbasin
SASD	Sacramento Area Sewer District
SCGA	Sacramento Central Groundwater Authority
SCWA	Sacramento County Water Agency
SDWA	Safe Drinking Water Act
sf	square feet
SGMA	Sustainable Groundwater Management Act
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SLF	Sacred Lands File
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SO_2	sulfur dioxide
SSHCP	South Sacramento Habitat Conservation Plan
SVAB	Sacramento Valley Air Basin
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
THPO	Tribal Historic Preservation Officer
TMDL	Total Maximum Daily Load
tpy	tons per year
TSCA	Toxic Substances Control Act
UCMP	University of California Museum of Paleontology
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USDA	U.S. Department of Agriculture
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
VdB	vibration decibels
VMT	vehicle miles traveled
VOC	volatile organic compound
WWTP	Wastewater Treatment Plant

1.0 INTRODUCTION

1.1 Summary

This Environmental Assessment (EA) has been prepared to assess the potential environmental impacts of the acquisition by the U.S. Bureau of Indian Affairs (BIA) of an approximately 53.34-acre property (Project Site) into federal trust (Proposed Action) for the Wilton Rancheria (Tribe). The Tribe proposes that the Project Site be taken into trust in order to expand the Tribe's land base and to promote self-determination and economic development. Although the Tribe has no immediate plans, future development of the Project Site with a tribal office and/or gas station/convenience store is reasonably foreseeable based on the Tribe's current needs and proximity to Interstate 5 (I-5).

The BIA is the federal agency charged with reviewing and approving tribal applications to take land into federal trust. This document has been completed in accordance with requirements set forth in the National Environmental Policy Act (NEPA; 42 United States Code [USC] § 4321 et seq.); the Department of the Interior's (DOI) NEPA Implementing Regulations (43 Code of Federal Regulations [CFR] Part 46); and the DOI NEPA Handbook (516 DM 1). The BIA will utilize this EA to assist in determining whether the Proposed Action would result in adverse impacts to the environment, and either a Finding of No Significant Impact will be prepared or additional analysis will be conducted.

1.2 Purpose and Need for Proposed Action

The purpose of the Proposed Action is to facilitate tribal self-sufficiency, self-determination, and economic development, thus satisfying the DOI's land acquisition policy as articulated in the DOI's trust land regulations at 25 CFR Part 151. The need for the DOI to act on the Tribe's application is established by the Indian Reorganization Act (25 USC § 5108), the Indian Land Consolidation Act (25 USC § 2202), and the relevant implementing federal regulations at 25 CFR Part 151.

1.3 Background

The members of the federally recognized Wilton Rancheria are the descendants of the Penutian linguistic family identified as speaking the Miwok dialect who lived and prospered in the Sacramento Valley since time immemorial. The former Rancheria lands of the Tribe comprised a tract of 38.81 acres, which was purchased and taken into trust in 1928. The Project Site is approximately 5.50 miles from land currently held in trust for the Tribe, which is developed with the Wilton Rancheria Gaming Authority dba Sky River Casino (Casino). The Tribe proposes that the Project Site be taken into trust to further expand the Tribe's land base and promote self-determination and economic development. Although the Tribe has no immediate plans, future development of the Project Site with a tribal office and/or gas station/convenience store is reasonably foreseeable based on the Tribe's current needs.

1.4 Location and Setting

The proposed trust property, referred to throughout this EA as the Project Site, consists of 53.34 acres in unincorporated Sacramento County, California (Figure 1 and Figure 2 of **Appendix A**). The Project Site is located within Section 18, Township 6 North, Range 5 East, Mount Diablo

Meridian. Regional access to the Project Site is provided by I-5, which connects with Hood Franklin Road. Local access to the Project Site is available from a driveway off Hood Franklin Road. The Project Site is composed of three parcels as shown in Figure 3 of **Appendix A**.

The Project Site is primarily undeveloped grassland and contains no buildings, although foundations from a former dairy barn and rural residence remain. The northwest corner of the Project Site was used for aggregate extraction and equipment storage from 2020 through 2022 and has since been graded. A stock pond is located in the southern half of the Project Site. The surrounding area is primarily rural residential and agricultural in character, with the exception of a winery and event center located approximately 600 feet to the east along Hood Franklin Road. The Project Site elevation ranges from 5 to 18 feet above mean sea level (amsl) with a gentle slope towards the southwest.

1.5 Regulatory Requirements and Approvals

The Proposed Project, as described in **Section 2,** may require the federal, State, and local permits and approvals identified in **Table 1-1.**

Table 1-1: Potential Permits and Approvals

Agency	Permit or Approval
Department of the Interior, Bureau of Indian Affairs	▪ Transfer of the Project Site into federal trust ▪ Approval of easements and/or service line agreements for utilities to serve the proposed development within the Project Site following acquisition into trust ▪ Future approval of potential rights-of-way and easements on trust land
Wilton Rancheria	▪ Approval of building leases by the Tribe in accordance with the Tribe's Helping Expedite and Advance Responsible Tribal Homeownership Act (HEARTH) Leasing Ordinance procedures.
U.S. Environmental Protection Agency (USEPA)	▪ Verification of coverage under the National Pollutant Discharge Elimination System Construction General Permit for Stormwater Discharges from Construction Activities as required by the Clean Water Act ▪ Regulation of underground storage tanks (UST) under the UST program in Indian Country ▪ For on-site wastewater treatment, registration of the sub-surface drainage system with the Underground Injection Control program ▪ For on-site water supply, registration of groundwater wells and regulation of Public Water System under the Safe Drinking Water Act (SDWA)
State Historic Preservation Office	▪ Consultation under Section 106 of the National Historic Preservation Act (NHPA) if historic properties may be impacted
Sacramento County	▪ Potential encroachment permit(s) for access improvements

2.0 ALTERNATIVES

This section describes the alternatives that are analyzed throughout this EA, including Alternative A (Proposed Project), and Alternative B (No Action).

2.1 Alternative A: Proposed Project

The Proposed Project consists of the acquisition of the Project Site into federal trust for the benefit of the Tribe and the reasonably foreseeable future development of the site as described below.

2.1.1 Fee-to-Trust Transfer

The Proposed Action consists of the fee simple conveyance of the Project Site into federal trust status for the benefit of the Tribe and would occur in accordance with the procedures set forth in 25 CFR Part 151. The Proposed Action would generally shift civil regulatory jurisdiction over the Project Site from the State and County to the Tribe and the federal government. Federal laws, such as the Clean Water Act (CWA) and federal Endangered Species Act (FESA), would continue to apply to the Project Site.

2.1.2 Future Development

Although the Tribe is not currently proposing specific development on the Project Site, for the purpose of the analysis in this EA, the Tribe has proposed a reasonably foreseeable development scenario that includes the development of a gas station and convenience store as well as a tribal administrative office (Figure 4 of **Appendix A**). The Tribe proposes to develop these land uses that are accessible to and visible from I-5 and Hood Franklin Road, while avoiding potential environmental constraints that may be present on the Project Site. Thus, development is proposed for the northern portion of the Project Site, which has been subject to more disturbance than the southern portion of the Project Site. An approximately six-acre commercial development footprint is assumed. A 12,000 square foot (sf) gas station and convenience store would have up to 24 pumps, and the tribal administrative office is anticipated to be approximately 15,000 sf. The remainder of the footprint would be utilized for parking, drainage facilities, and ancillary uses. On-site water and wastewater facilities would be developed as discussed below. These commercial land uses are compatible with freeway and regional roadway frontage.

Circulation and Parking

The proposed driveway (Figure 4 of **Appendix A**) would be located at least 500 feet from the curb return of the I-5 Northbound Off-Ramp at Hood Franklin Road in accordance with Sacramento County standards. Alternative A would include approximately 100 on-site paved parking spaces.

Utilities and Public Services

Water and wastewater would be provided by a private on-site domestic groundwater well and private wastewater treatment plant (WWTP). Treated effluent would be disposed of onsite through land application such as via leach field or spray field. Effluent percolation through the soil would be reduced through evaporation and transpiration (taken up by vegetation). Electricity is currently provided by Sacramento Municipal Utility District (SMUD) via existing overhead lines on Hood Franklin Road. Propane or electricity may be utilized for cooking as there are no natural gas lines connected to the Project Site or in the immediate vicinity.

Law enforcement services would be provided by the Sacramento County Sheriff's Department. Fire protection and emergency medical services would be provided by the Cosumnes Community

Services District (CCSD) Fire Department, which also currently provides services to Sky River Casino through a memorandum of understanding (MOU).

Grading and Drainage

The Proposed Project maximizes the use of the existing relatively flat topography and thus only minor grading is anticipated with the exception of ensuring on-site buildings are above the flood elevation. The Project Site is within a Federal Emergency Management Agency (FEMA) Zone AE 100-year floodplain, and has a one percent chance of flooding every year. The site would incorporate retention ponds to ensure no off-site impacts to flood flows or to the floodplain. Material from creation of the retention ponds would be used to elevate the building pads above the floodplain elevation resulting in a balanced overall site.

Construction

Construction would generally involve grubbing and clearing, grading, and paving using heavy-duty and light-duty equipment, trenching for utilities, and the development of building pads and structures. Construction equipment would consist of scrapers/earthmovers, wheeled or tracked bulldozers and loaders, dump trucks, and concrete trucks. Equipment and materials staging would occur within the Project Site. Construction would adhere to the Tribe's Building Code, which adopts standards at least as stringent as the California Building Code (CBC) and the California Public Safety Code applicable to the County of Sacramento. Although a specific phasing schedule is not proposed at this time, development may occur in two stages. To provide a conservative analysis, this EA assumes that construction of the entire project would begin as early as April 2026 and would last approximately 12 to 18 months[1].

Best Management Practices

Protective measures and best management practices (BMPs), including regulatory requirements and voluntary measures that would be implemented by the Tribe, have been incorporated into the design of Alternative A. Where applicable, these measures will be incorporated into any design or construction contracts to eliminate or substantially reduce potential environmental consequences. These measures are listed in **Appendix B.**

2.2 Alternative B: No Action

Under the No Action alternative, the Project Site would not be taken into trust. No development or change in land use is assumed under this alternative.

2.3 Comparison of Alternatives

Compared with the No Action alternative, impacts from developing Alternative A would include temporary construction activities, an increase in impervious surfaces, conversion of agricultural land, and an increase in human activities on the site, resulting in greater traffic, noise, and air quality emissions in the project area. In contrast to the No Action alternative, the Proposed Project would accomplish the purpose and need stated in **Section 1.2**.

[1] Assuming all construction would occur simultaneously would yield the greatest potential for effects.

2.4 Alternatives Eliminated from Consideration

For an EA where there are no unresolved conflicts with respect to alternative uses of available resources, only the proposed action needs to be considered (NEPA section 102(2)(H); DOI NEPA Handbook, Appendix 1, 4(2)). No unresolved conflicts with respect to alternative uses of available resources on the Project Site have been identified. There are no known alternatives that would offer substantial environmental advantages over the Proposed Project, and which may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. The uses in Alternative A are consistent with the foreseeable needs of the region in unincorporated Sacramento County, and thus alternative uses were eliminated from further consideration.

3.0 ENVIRONMENTAL SETTING AND CONSEQUENCES

This section summarizes the existing environmental conditions associated with the Project Site and evaluates the potential environmental consequences of implementing each alternative. The analysis focuses on a range of resource areas consistent with NEPA and BIA guidance, including land resources, water resources, air quality, biological resources, cultural and paleontological resources, socioeconomic conditions, transportation and circulation, land use, public services, noise, hazardous materials, and visual resources.

This section presents summary-level impact analysis; **Appendix C** provides supporting documentation, including a detailed description of the environmental setting, regulatory context, and technical analysis. Where applicable, the analysis identifies any mitigation measures or BMPs that would be implemented to avoid or minimize impacts.

3.1 Land Resources

Detailed information on the physical characteristics of the Project Site, including geological setting, topography, seismic conditions, soil types and characteristics, mineral resources, applicable regulations, and potential impacts are provided in **Appendix C1**.

3.1.1 Environmental and Regulatory Setting

The Project Site is located within the Great Valley Geomorphic Province and is mostly level, with elevations ranging from 5 feet amsl to 18 feet amsl. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and is not likely to be subject to major seismic ground shaking but could experience some ground shaking originating at greater distances. Soils consist of four mapped types that are moderately well drained or somewhat poorly drained, with a majority of soils on the Project Site having low shrink swell potential. The eastern portion of the Project Site may have a higher shrink-swell potential, although no development is proposed in this area. The Project Site is within Mineral Resource Zone (MRZ)-1, which indicates that the area has little likelihood for the presence of significant concrete aggregate resources, although the northwestern corner of the site was used for aggregate extraction and has since been graded. A search of the U.S. Geological Service (USGS) Mineral Resources Data System showed a borrow pit located more than 5 miles northeast of the Project Site.

3.1.2 Impacts

The following provides a summary of potential effects on land resources for each alternative. Detailed information regarding impacts can be found in **Appendix C1**.

Alternative A

- **Topography and Geology:** Topography on the Project Site is mostly level and Alternative A would involve grading and earthwork, as well as balanced cut and fill in the northern portion of the site. **Less-than-significant impact with no mitigation.**
- **Seismic Conditions:** The site is not within an Alquist-Priolo Earthquake Fault Zone, and development would adhere to the provisions of the Tribe's Building Code, which would further reduce potential risks associated with structure damage. **Less-than-significant impact with no mitigation.**
- **Soil Hazards:** Risks associated with soil hazards would be addressed through BMPs listed in **Appendix B** which include compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit and preparation of a Stormwater Pollution Prevention Plan (SWPPP) during construction. **Less-than-significant impact with no mitigation.**
- **Mineral Resources:** The site is within MRZ-1; however, aggregate extraction previously occurred on the northwestern corner of the Project Site. No additional significant known mineral resources have been identified within the Project Site. **Less-than-significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact**.

3.2 Water Resources

Detailed information on the existing surface water, drainage, flooding, and groundwater conditions of the Project Site, as well as applicable regulations and technical analysis of potential impacts, is provided in **Appendix C2**.

3.2.1 Environmental and Regulatory Setting

The Project Site is located within two watersheds, the Sacramento Drainage Canal watershed and the South Stone Lake-Snodgrass Slough watershed (USEPA, 2025). Surface water resources within the Project Site include a channel, stock pond, seasonal wetland, and upland swales, and are further discussed in Section **Appendix C4**. Other surface waters within the vicinity of the Project Site include Franklin Creek, located approximately 0.4 miles north. The Project Site is within FEMA Zone AE, a Special Flood Hazard Area (Figure 5 of **Appendix A**).

The Project Site is located within the California's Great Valley Groundwater Basin. Water supply and treatment would be obtained through an onsite groundwater well. Water resource protection is governed by the CWA, which regulates pollutant discharges to surface waters through the NPDES Construction General Permit program; the SDWA, which establishes water quality standards; Executive Order (EO) 11988, which guides development in flood-prone areas; and the Porter-Cologne Water Quality Control Act and the Sustainable Groundwater

Management Act (SGMA). Additional information on applicable regulatory considerations is provided in **Appendix C2**.

3.2.2 Impacts

The following provides a summary of potential effects on water resources for each alternative. Detailed information regarding impacts can be found in **Appendix C2**.

Alternative A

- **Drainage and Flooding:** Minimal grading would be required and there would be minimal alteration of topography due to Alternative A. The Project Site is within a 100-year floodplain as designated by FEMA, and the increase in impervious surfaces would result in an increase in peak flows and total discharge from the Project Site during precipitation events. Mitigation in **Section 4.0** includes preparation of a grading and drainage plan by a licensed engineer and appropriately sizing stormwater drainage infrastructure to offset any lost floodplain capacity. With implementation of mitigation, floodplain capacity would be maintained, post-construction runoff rates would not exceed pre-construction rates, and potentially impaired stormwater would not be discharged off-site. Additionally, construction and operation could result in erosion and pollutant runoff. Potential impacts would be avoided or minimized through compliance with the NPDES Construction General Permit and implementation of a SWPPP and associated BMPs (**Appendix B**). **Less than significant impact with mitigation.**
- **Water Supply:** Water would be supplied to the Project Site through an onsite groundwater well. Two capped groundwater wells, one for domestic use and one for agricultural use, are located within the Project Site. A new groundwater well would be drilled if existing wells are deemed unusable. Groundwater levels in the region are meeting or above measurable objectives. Therefore, Alternative A would not impede the availability of water resources. **Less than significant impact with no mitigation.**
- **Water Quality:** Potential impacts to water quality from construction and operation would be minimized through compliance with the NPDES Construction General Permit and implementation of a SWPPP and BMPs (**Appendix B**). Treated effluent with the potential to reach the groundwater table would be reduced through evaporation and transpiration. **Less than significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact**.

3.3 Air Quality

Detailed information on air quality conditions, applicable regulatory requirements, and quantified emissions modeling is provided in **Appendix C3**.

3.3.1 Environmental and Regulatory Setting

The Project Site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). Sacramento County, where the Project Site is located, is currently designated nonattainment for ozone and $PM_{2.5}$ and attainment (maintenance) for carbon monoxide (CO) and particulate matter

smaller than 10 microns (PM_{10}). Once the Project Site is taken into trust, air quality regulation would fall under the jurisdiction of the USEPA. Key federal and state regulatory frameworks include the Clean Air Act (CAA) and the General Conformity Rule; hazardous air pollutants (HAPs), such as diesel particulate matter (DPM), are also considered. Additional information on applicable regulations is provided in **Appendix C3**.

3.3.2 Impacts

The following provides a summary of potential effects on air quality for each alternative. Detailed information regarding impacts can be found in **Appendix C3**.

Alternative A

- **Construction Emissions:** Equipment and site disturbance would generate criteria air pollutants (CAPs) and DPM, but emissions would not exceed federal *de minimis* thresholds. Standard construction BMPs listed in **Appendix B** including, but not limited to, site watering, street sweeping, limits on vehicle speeds on-site, and minimization of vehicle idling, would minimize fugitive dust and other emissions. **Less than significant impact with no mitigation**.
- **Operation Emissions:** Emissions from mobile, area, and energy sources would remain below *de minimis* thresholds. BMPs listed in **Appendix B** include adherence to applicable building standards and use of energy and water saving appliances, which would further minimize operational emissions. **Less than significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact**.

3.4 Biological Resources

Detailed information on biological resources, including applicable regulations, site-specific habitat conditions, and potential impacts, is provided in **Appendix C4**.

3.4.1 Environmental and Regulatory Setting

The Project Site includes annual grassland and ruderal/developed habitats, as shown on Figure 6 of **Appendix A**. Aquatic habitats include a stock pond, seasonal wetlands, a channel, and upland swales. The stock pond is isolated and not likely waters of the U.S. The seasonal wetlands and channel are part of a larger hydrologic network that historically connects downstream to Stone Lake, then Snodgrass Slough, and eventually the Sacramento River; a jurisdictional determination has not been made by the U.S. Army Corps of Engineers (USACE) and thus these features are considered potential waters of the U.S. for planning purposes. The stock pond, wetlands, and channels are all identified by the National Wetlands Inventory (NWI; Figure 7 of **Appendix A).** There is no designated critical habitat or essential fish habitat (EFH) within or adjacent to the Project Site.

The Project Site is currently used for hay production and does not contain suitable habitat to support federally listed plant species. No federally listed species were observed during surveys conducted by Acorn on July 14, 2025. The Project Site contains low quality habitat within the aquatic features to support federally listed Giant garter snake (*Thamnophis gigas*). Additionally,

milkweed (Asclepias fascicularis) was found within the Project Site, as shown on Figure 6 of **Appendix A**, that may provide suitable habitat for proposed listed Monarch butterfly (*Danaus Plexippus*). Additionally, the Project Site contains minimal suitable nesting habitat for migratory birds. Relevant regulations concerning biological resources include FESA, Migratory Bird Treaty Act (MBTA), Bald and Golden Eagle Protection Act, CWA, and relevant provisions of the California Fish and Game Code. Additional information on applicable regulations is provided in **Appendix C4**.

3.4.2 Impacts

The following provides a summary of potential effects on biological resources for each alternative. Detailed information regarding impacts can be found in **Appendix C4**.

Alternative A

- **Sensitive Habitats**: Development would avoid impacts to aquatic habitats which would be located in proposed open space on Figure 4 of **Appendix A**. Additionally, development would incorporate BMPs listed in **Appendix B** to further reduce potential indirect impacts to aquatic features during construction, including exclusionary silt fencing. **Less than significant impact with no mitigation**.
- **Federally Listed Species**: The Project Site contains low quality habitat within the stock pond, channel, and adjacent wetlands to support federally listed Giant garter snake (*Thamnophis gigas*). Development would avoid direct impacts to aquatic features which are located in proposed open space shown on Figure 4 of **Appendix A**. BMPs provided in **Appendix B** include the erection of silt fencing around aquatic features prior to construction activities to protect water quality and species that may utilize this habitat type to the Project Site. With adherence to the NPDES Construction General Permit and implementation of a SWPPP that includes BMPs listed in **Appendix B**, indirect impacts to aquatic features during construction that may provide low quality habitat to federally listed species would be less than significant. Minimal amounts of milkweed were detected during the biological resources survey that may provide suitable habitat for proposed listed Monarch butterfly. While no milkweed was detected within the proposed development area, a preconstruction survey for milkweed is included as a BMP listed in **Appendix B**. **Less than significant impact with no mitigation**.
- **Nesting Migratory Birds**: If construction activities are conducted during the nesting season (February 1 to August 31), potentially occurring nesting birds/raptors have the potential to be impacted. BMPs listed in **Appendix B** include a preconstruction nesting migratory bird/raptor survey should construction commence during the general nesting season. **Less than significant impact with no mitigation**.
- **Critical Habitat and EFH**: No designated critical habitat or EFH occurs within or adjacent to Project Site. **No impact**.

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact.**

3.5 Cultural and Paleontological Resources

Detailed information on cultural and paleontological resources, including applicable regulations, technical survey results, and impact analyses, is provided in **Appendix C5**.

3.5.1 Environmental and Regulatory Setting

A cultural resources inventory of the Project Site was conducted by Acorn Environmental (**Appendix F**), and included a records search, literature review, Native American outreach, an intensive field survey in September 2024, and a resource evaluation of 3100 Hood Franklin Road. The property (3100 Hood Franklin Road) is treated here as a single historic agricultural resource composed principally of the former dairy barn location, associated holding and paddock are-as, two former outbuilding locations represented by concrete foundations, agricultural ditches, and the surrounding cultivated fields that historically formed the operational setting of the dairy. Based on the available documentation, historic context, and integrity assessment, the property recorded as 3100 Hood Franklin Road is recommended not eligible for listing in the National Register of Historic Places using the criteria set forth in 36 CFR 60.4.

No cultural or paleontological resources were identified on the Project Site during this investigation and the area of the Project Site proposed for development was disturbed by grading and agricultural activities. The Tribe is the applicant for the Proposed Action and is the only federally recognized tribe in Sacramento County. Mr. Herbert "Lou" Griffin, at the time Executive Director Cultural Preservation Department, and Steven Hutchason, Tribal Historic Preservation Officer (THPO), were consulted on the proposed survey methods, property access, and schedule. Ms. Venesa Kremer, Lead Tribal Monitor for Wilton Rancheria, participated in the field survey. Relevant federal regulations include Section 106 of the NHPA, the Native American Graves Protection and Repatriation Act (NAGPRA), the Archaeological Resources Protection Act (ARPA), and the Paleontological Resources Preservation Act. These laws govern the identification, evaluation, and protection of archaeological, tribal, and paleontological resources on trust land.

3.5.2 Impacts

The following provides a summary of potential effects on cultural and paleontological resources for each alternative. Detailed information regarding impacts can be found in **Appendix C5**.

Alternative A

- **Cultural and Paleontological Resources:** The Project Site has been used for agriculture and previously graded in the area proposed for development, but unknown cultural and/or paleontological resources could be discovered during construction. The State Historic Preservation Officer (SHPO) concurred with the finding of No Historic Properties Affected (**Appendix F**). Inadvertent discovery protocols are included as mitigation in **Section 4.0**, which would ensure proper handling of any discoveries during construction. **Less-than-significant impact with mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact.**

3.6 Socioeconomic Conditions

Detailed information on socioeconomic conditions is provided in **Appendix C6**.

3.6.1 Environmental and Regulatory Setting

There are no applicable federal, state, or local regulations governing socioeconomic impacts. The Project Site is located in unincorporated Sacramento County. Sacramento County had a population of approximately 1,585,055 in 2020, with a median household income of $90,252 in 2023 and an unemployment rate of 5.3% as of July 2025. The Project Site lies within Census Tract 96.53, which had a higher median household income of $122,083 and an average household size of 3.63 persons. In 2020, Sacramento County had approximately 587,551 housing units, with a 3.9% vacancy rate, which is lower than the statewide average of 7.2%. Property taxes assessed on the Project Site for FY 2024–2025 totaled $8,510.18, which represents approximately 0.0004% of the County's $2.3 billion property tax roll (**Appendix C6**).

3.6.2 Impacts

The following provides a summary of potential effects on socioeconomic conditions for each alternative. Detailed information regarding impacts can be found in **Appendix C6**.

Alternative A

- **Employment and Economy:** Development would support temporary construction jobs and long-term employment opportunities. These employment opportunities would promote tribal economic self-sufficiency and may benefit nearby rural communities. **Beneficial impact.**
- **Fiscal Impacts:** Property tax payments totaling $8,510.18 annually would cease if the Project site is placed into trust, but this represents only 0.0004% of the County's overall property tax revenue. Commercial activity on the site may generate indirect economic benefits through spending and employment. **Less than significant impact.**
- **Public Safety:** Alternative A would result in a modest increase in demand for law enforcement, fire protection, and emergency medical services, and they would have an incremental economic effect on local service providers. To reduce these impacts, mitigation measures described in **Appendix C6** would ensure the Tribe negotiates revisions to their existing MOU with the CCSD and a new service agreement with the Sacramento County Sheriff's Department to provide financial compensation for the increase in service calls. **Less than significant impact with mitigation.**
- **Housing and Growth:** Alternative A would result in a small increase in employment opportunities which are expected to be filled by residents living in the surrounding area. The Proposed Project would not extend utilities or remove barriers to development on adjacent lands. As a result, Alternative A would not induce growth beyond what is already anticipated in the area. **Less than significant impact**.

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state and continue contributing to County property tax revenue. **No impact.**

3.7 Transportation and Circulation

Detailed information on roadways, bicycle and pedestrian facilities, and transit service is provided in **Appendix C7**.

3.7.1 Environmental and Regulatory Setting

Regional access to the Project Site is primarily provided from I-5 at the Hood Franklin Road Interchange and from Franklin Boulevard. Local access to the Project Site is provided by Hood Franklin Road. The segment of Hood Franklin Road adjacent to the Project Site is part of the planned Capital SouthEast Connector – Corridor 1, which will eventually be constructed as an Expressway with a connection to Kammerer Road at Bruceville Road (Connector JPA, 2024). Relevant transportation regulations and planning policies are contained within the Mobility Element of the Sacramento County General Plan.

3.7.2 Impacts

The following provides a summary of potential effects on transportation and circulation for each alternative. Detailed information regarding impacts can be found in **Appendix C7**.

Alternative A

- **Construction Traffic:** Construction would generate additional temporary trips for workers and material hauling. A BMP addressing safety and vehicle delay during construction activities has been included as part of Alternative A (**Appendix B**). **Less than significant impact with no mitigation.**
- **Operational Traffic:** Alternative A would result in additional traffic trips to the area. Depending on the type and scale of development on the site, off-site traffic improvements may be required. The County generally requires further study for projects that generate 100 or more new AM or PM peak hour vehicle trips, and/or 1,000 or more daily vehicle trips. Development of a Tribal administration building would be below this threshold, while development of a gas station/convenience store would be above this threshold. Traffic improvements are funded in part by developer impact fees and/or sales tax, which would not be applicable to trust land. Therefore, mitigation has been included in **Section 4.0** to ensure that any needed off-site improvements are identified prior to development and are consistent with County and/or California Department of Transportation (Caltrans) standards. Because the ultimate development is unknown, mitigation includes preparation of a project-specific traffic study pursuant to the requirements set forth in the County's Traffic Impact Guidelines to determine whether off-site improvements are needed and fair-share payment(s) for development of such improvements. **Less than significant impact with mitigation.**
- **Site Access**: Alternative A would include either an improved existing driveway or a new driveway off Hood Franklin Road to serve the Project Site. The location of the driveway shall conform to Caltrans' requirements for spacing in relation to the nearby existing I-5 northbound off-ramp. Additionally, an encroachment permit from Sacramento County will be required for this element of Alternative A, ensuring that the driveway off Hood Franklin Road meets all required County design standards. Satisfactory roadway operating conditions and safety would be maintained. **Less than significant impact with no mitigation**.

- **Bicycle, Pedestrian, and Transit Networks:** Alternative A would not generate a large number of new pedestrian trips, bicycling activity, or transit riders. Once the Class 1 multi-use path is developed alongside Hood Franklin Road as part of the Capital SouthEast Connector Project, an alternative to driving will be available for use by employees and/or patrons of the Proposed Project. Transit and active transportation networks would not be degraded. **Less than significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact.**

3.8 Land Use

Detailed information on land use, including applicable regulations, surrounding designations, agricultural classifications, and compatibility considerations, is provided in **Appendix C8**.

3.8.1 Environmental and Regulatory Setting

The Project Site is located in unincorporated Sacramento County. The northern portion of the Project Site is designated Agricultural Cropland with a combining designation of Resource Conservation Area, and the southern area of the Project is designated Natural Preservation as shown in Figure 9 of **Appendix A**. Surrounding land use designations are Agricultural Cropland and Natural Preserve. The Project Site is zoned AG-80 (Agricultural 80 acres) and AG-20 (Agricultural 20 acres) (Figure 8 of **Appendix A**). Surrounding zoning consists of AG-80, AG-40, and AG-20 (Sacramento County, 2022b). The nearest airstrips to the site are located at Franklin fields, approximately 5 miles southeast, and Sacramento Executive Airport, approximately 9.5 miles north.

As described above, the Project Site is primarily undeveloped grassland and seasonal marsh with no standing buildings. The northwestern area was previously used for aggregate extraction and the site has historically been used for cattle grazing. The Project Site contains soils that are classified as Prime Farmland if Irrigated and Farmland of Statewide Importance (Natural Resources Conservation Service [NRCS], 2025). The California Farmland Mapping and Monitoring Program (FMMP) classifies the northern portion of the site as Farmland of Local Importance (California Department of Conservation [DOC], 2025a). The Project Site is not under an active Williamson Act Contract, nor is it actively cultivated for agricultural production. A Farmland Conversion Impact (FCIR) form (AD 1006) was completed consistent with the Farmland Protection Policy Act (FPPA; **Appendix I**). The Project Site received a score below the threshold for consideration of alternative sites as outlined in **Appendix C8**.

3.8.2 Impacts

The following provides a summary of potential effects on land use for each alternative. Detailed information regarding impacts can be found in **Appendix C8**.

Alternative A

- **Land Use Compatibility**: Alternative A would be compatible with surrounding land uses and freeway/regional roadway frontage. Although potential future commercial land uses in the northern portion of the site would not be consistent with the existing County land use and

zoning, County land use regulations would not apply if taken into trust and the proposed uses would meet reasonably foreseeable needs for the transportation corridor. The nearest sensitive land uses are more than 1,500 feet from the site, and no land use conflicts would occur. **Less-than-significant impact with no mitigation**.

- **Agriculture**: Agricultural lands would be converted, but the site received an FCIR score below the threshold outlined in the Farmland Protection Policy Act. **Less-than-significant Impact with no mitigation**.

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact.**

3.9 Public Services

Detailed information on public services, including applicable regulations, service provider data, and projected demand under each alternative, is provided in **Appendix C9**.

3.9.1 Environmental and Regulatory Setting

Water supply within unincorporated Sacramento County is provided via surface water or groundwater wells. The Project Site previously contained two wells, one for agricultural use and one for domestic use, that have since been capped. Water supply to the Project Site would be provided by a new groundwater well should existing ones be determined unusable. Onsite treatment would adhere to USEPA drinking water standards. Wastewater would be treated by an onsite WWTP and disposed of via a leach field or sprayfield/drip irrigation.

Solid waste services in Sacramento County are provided by private hauling companies through a franchise agreement with Sacramento County to the Keiffer Landfill. Natural gas services for the region, including the Project Site, is supplied by Pacific Gas & Electric (PG&E). SMUD provides electrical services to the Project Site and region.

Law enforcement is provided by the Sacramento County Sheriff's Department. Fire protection and emergency medical services are provided by the Consumnes Fire Department. The Project Site is within the Elk Grove Unified School District (EGUSD). Recreation areas include nearby parks such as George Park and Buscher Park and the Stone Lakes National Wildlife Refuge.

Applicable regulations include the CWA, SDWA, Public Law 280, Senate Bill 1383 and Assembly Bill (AB) 939 for waste reduction, and local utility and emergency services planning documents. Further detail is included in **Appendix C9**.

3.9.2 Impacts

The following provides a summary of potential effects on public services for each alternative. Detailed information regarding impacts can be found in **Appendix C9**.

Alternative A

- **Water Supply:** Water supply and treatment would be supplied to the Project Site via a new onsite well should the existing wells be determined unusable. Water quality treatment would be achieved by a multi-staged filtration and treatment process to meet USEPA drinking water standards (USEPA, 2024). Groundwater quantity within the region of the Project Site has been

reported above measurable objectives. Therefore, significant impacts to public water systems would not occur. **No impact.**

- **Wastewater:** Wastewater would be treated by an onsite WWTP to tertiary recycled water levels consistent with USEPA guidelines. The WWTP will be sized to treat peak flows. An on-site leech field or appropriately sized sprayfield/drip irrigation area would be developed for wastewater disposal, and would be designed consistent with USEPA standards associated with collection, treatment, and disposal of wastewater. Therefore, significant impacts to public wastewater systems would not occur. **No impact.**
- **Solid Waste Service**: Solid waste generated from the construction of Alternative A would be temporary and therefore would not impact long-term capacity of local landfills or private hauling companies. Operation of Alternative A would slightly increase the generation of solid waste compared to the existing undeveloped site. To further reduce solid waste impacts, BMPs in **Appendix B** would be implemented. Therefore, construction and operation of Alternative A would not result in a significant effect to solid waste service and no mitigation measures are warranted. **Less than significant impact with no mitigation.**
- **Electricity and Natural Gas**: The Tribe would pay for electrical and natural gas services accordingly. Extensions, if needed, would be coordinated with SMUD and PG&E. There would be a less than significant impact and no mitigation measures are warranted. **Less than significant impact with no mitigation.**
- **Law Enforcement, Fire Protection, and Emergency Medical Services:** To reduce the probability of fire risk during construction, BMPs in **Appendix B** would be implemented to minimize potential adverse effects related to fire risks. Alternative A would result in a minimal increase in public services demands due to the limited size and scope of development. Calls for service would not be disproportionate to other similar developments in the area. Additionally, mitigation measures described in **Appendix C6-4** would be implemented to ensure adequate provision of law enforcement, fire protection, and emergency services to the Project Site. **Less than significant impact with mitigation**.
- **Schools and Parks:** Any new employees are anticipated to already live in the vicinity of the Project Site and therefore would not result in a significant number of new families moving to the area that could impact local schools and parks. **Less than significant impact with no mitigation**.

Alternative B

Under Alternative B, no development would occur and the Project Site would remain in its current state. **No impact**.

3.10 Noise

Detailed information regarding noise conditions, analysis methodology, and applicable regulatory thresholds is provided in **Appendix C10**.

3.10.1 Environmental and Regulatory Setting

The dominant noise source near the Project Site is traffic on I-5, with additional contributions from traffic on Hood Franklin Road, limited commercial activity, and nearby agricultural operations. The estimated ambient noise level in the area is approximately 55 A-weighted decibels (dBA) L_{eq} (equivalent continuous sound level) over a 24-hour period, primarily influenced

by freeway traffic. Noise and vibration significance thresholds were evaluated using criteria from the Federal Highway Administration (FHWA), Federal Transit Administration (FTA), and the Sacramento County Code. More details are provided in **Appendix C10**.

3.10.2 Impacts

The following provides a summary of potential effects on noise for each alternative. Detailed information regarding impacts can be found in **Appendix C10**.

Alternative A

- **Construction Noise:** Construction equipment could generate noise levels up to 89.8 dBA L_{eq} at 50 feet if the three loudest pieces of equipment operate simultaneously. However, the nearest sensitive receptor is approximately 0.3 miles (1,585 feet) from the Project Site, where the estimated noise level would attenuate to approximately 59.8 dBA L_{eq}—well below the FTA's 90 dBA threshold for residential receptors. Construction would occur during allowable hours defined in Sacramento County Code Section 6.68.090 and would incorporate BMPs (**Appendix B**), such as the use of quieter equipment and shielding where appropriate. **Less than significant impact.**
- **Construction Vibration:** Due to the substantial distance between the Project Site and the nearest residential receptor (approximately 1,585 feet), vibration levels would attenuate to below thresholds for both human annoyance (85 vibration decibels [VdB]) and structural damage (0.2 in/sec peak particle velocity [PPV]). **Less than significant impact**.
- **Operational Noise and Vibration:** Operation of Alternative A would generate typical commercial noise sources (e.g., vehicles, parking activity, conversation, HVAC), but these would attenuate substantially over distance, with the nearest sensitive receptor more than 0.3 miles away, resulting in a less-than-significant impact. Although project traffic would noticeably increase along Hood Franklin Road, no sensitive receptors are located there, and traffic-related noise on I-5 and other segments would not change enough to affect the existing noise environment, also resulting in a less-than-significant impact. No operational equipment or land uses would generate perceptible vibration. **Less than significant impact.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current undeveloped state. **No impact.**

3.11 Hazardous Materials

Detailed information on existing conditions, analysis, and applicable regulatory considerations is provided in **Appendix C11**.

3.11.1 Environmental and Regulatory Setting

A Phase I Environmental Site Assessment (ESA) was conducted for the Project Site in 2023, and included relevant database searches for hazardous material sites, waste generators, and above ground storage tanks and underground storage tanks; and review of historical topographic maps and aerial photographs of the Project Site to determine if Recognized Environmental Conditions (RECs) existed on the Project Site or within the vicinity. Site visits were conducted in November of 2023. No RECs have been identified in connection with the Project Site.

Hazardous Materials are regulated by multiple agencies including USEPA, U.S. Department of Transportation and regulations including Resource Conservation and Recovery Act, Federal Food, Drug, and Cosmetic Act, Hazard Communication Standard, Federal Hazardous Substance Act and Toxic Substance Control Act amongst others. Further detail is included in **Appendix C11**.

3.11.2 Impacts

The following provides a summary of potential effects on hazardous materials for each alternative. Detailed information regarding impacts can be found in **Appendix C11**.

Alternative A

- **Hazardous Materials:** Typical quantities of hazardous materials would be used during construction; BMPs required through the NPDES Construction General Permit would limit or eliminate risk of accidental releases of hazardous materials (**Appendix B**). Common hazardous materials would be used during operation, but would be handled, stored and disposed of according to federal guidelines. **Less-than-significant impact with no mitigation.**
- **Wildfire Risk:** Project Site is within a high fire hazard severity zone. Chances of wildfires during construction are elevated in this zone, although with BMP implementation unlikely. The Project Site is undeveloped and the area proposed for development has been previously graded. BMPs would reduce the probability of igniting a fire. Alternative A would be designed to the fire and structural safety standards of the Tribe's Building Code, which adopts standards at least as stringent as the CBC and the California Public Safety Code, as applicable to the County of Sacramento. **Less-than-significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact.**

3.12 Visual Resources

Detailed information on visual resources, including applicable design standards and key viewpoints, is provided in **Appendix C12**.

3.12.1 Environmental and Regulatory Setting

The Project Site contains limited defining natural visual characteristics. The Project Site is located within unincorporated Sacramento County and is not within the vicinity of any important visual resources or notable topographic features. Regulations from the County Zoning Code and policies from the County General Plan will be used, and standards would be applied for visual resources. Viewsheds are provided in Figure 10 of **Appendix A**. Further detail is included in **Appendix C12**.

3.12.2 Impacts

The following provides a summary of potential effects on visual resources for each alternative. Detailed information regarding impacts can be found in **Appendix C12**.

Alternative A

- **Visual Compatibility:** Alternative A would be consistent with reasonably foreseeable needs for commercial development and anticipated growth for the area. **Less than significant impact with no mitigation.**
- **Lighting and Glare:** Lighting would follow dark-sky principles and use low-glare materials. Increases in ambient light would be minimized by BMPs. **Less than significant impact with no mitigation.**

Alternative B

Under Alternative B, no development would occur, and the Project Site would remain in its current state. **No impact**.

3.13 Other Reasonably Foreseeable Impacts

As described in **Sections 3.1** through **3.12**, development would not result in significant impacts with the implementation of mitigation measures listed in **Section 4.0**. See **Appendix C13** for further details and a list of reasonably foreseeable development projects in the vicinity of the Project Site.

4.0 MITIGATION

Mitigation measures to address potentially significant impacts that could result from implementation of a federal action consist of the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environments.

Mitigation measures to be implemented during construction and operation of Alternative A are summarized in the table below. Mitigation is enforceable because it is (1) inherent to the project design; and/or (2) required by federal or Tribal regulations. Additionally, in accordance with the IAM; Part 59, Chapter 3.3(D), it is the policy of the BIA to:

- Take the appropriate steps to ensure negative environmental effects are prevented, minimized or mitigated whenever possible.
- Monitor for and assess the effectiveness of mitigation measures identified to mitigate adverse environmental impacts in EAs.

Mitigation Measures

Resource Area	Proposed Mitigation
Water Resources	**WAT-1: Drainage Plan** ▪ A licensed engineer shall prepare a grading and drainage plan upon preparation of design plans.

Resource Area	Proposed Mitigation
	▪ A topographic survey shall be completed to confirm drainage calculations for sizing stormwater detention infrastructure to accommodate 100-year 24-hour rain events. ▪ Areas proposed for development within the 100-year floodplain shall be balanced to avoid off-site flooding impacts and designed to route stormwater to onsite detention/retention basins sized to handle flood events. ▪ Appropriate water quality treatment design measures shall be implemented to ensure potentially impaired stormwater is not discharged off-site.
Cultural Resources	**CUL-1: Inadvertent Discovery Protocols** <u>Cultural Resources</u> ▪ In the event of inadvertent discovery of prehistoric or historic archaeological resources during construction-related activities, such finds shall be subject to Section 106 of the National Historic Preservation Act as amended (36 CFR 800), and the BIA and Tribal Historic Preservation Officer (THPO) shall be notified. Specifically, procedures for post-review discoveries without prior planning pursuant to 36 CFR 800.13 shall be followed. ▪ Work within 50 feet of the find shall be halted until a professional archaeologist meeting the Secretary of the Interior's qualifications (36 CFR 61) can assess the significance. ▪ If any find is determined to be significant by the archaeologist, then representatives of the Tribe shall meet with the archaeologist to determine the appropriate course of action, including the development of a treatment plan, if necessary. <u>Paleontological Resources</u> ▪ In the event of inadvertent discovery of paleontological resources during construction-related activities, such finds shall be subject to Section 101 (b)(4) of NEPA and the BIA and Tribe shall be notified. Work within 50 feet of the find shall be halted until a professional paleontologist can assess the significance. ▪ If the find is determined to be significant by the paleontologist, then representatives of the BIA and Tribe shall meet with the paleontologist to determine the appropriate course of action, including the development of an evaluation report and/or mitigation plan, if necessary. <u>Human Remains</u> ▪ If human remains are discovered during ground-disturbing activities, work within 100 feet of the find shall be halted. The THPO, BIA, and County Coroner shall be contacted immediately, and the County Coroner shall determine whether the remains are the result of criminal activity; if possible, a human osteologist should be contacted as well. ▪ If Native American, the provisions of the Native American Grave Protection and Repatriation Act (NAGPRA) shall apply to the treatment and disposition of the remains. ▪ Construction shall not resume in the vicinity until final disposition of the remains has been determined.
Socioeconomic Conditions	**SOC-1: Public Safety Coordination** ▪ The Tribe shall make good faith efforts to negotiate revisions to the existing MOU with the Cosumnes Community Services District Fire Department to address the provision of fire protection and emergency medical services to the Project Site. The agreement shall include provisions for the recovery of actual service costs attributable to development and may include conditions related to emergency access, fire flow, or other applicable fire protection standards. ▪ The Tribe shall make good faith efforts to negotiate and execute a service agreement

Resource Area	Proposed Mitigation
	or memorandum of understanding with the Sacramento County Sheriff's Department for the coordination of law enforcement services. The agreement shall identify procedures for coordination and cost recovery for actual expenses related to investigations and emergency response.
Transportation and Circulation	**TRA-1: Off-Site Traffic Improvements** Once a final development plan has been determined, the Tribe shall apply for an encroachment permit from the County for project access off Hood Franklin Road. As part of the encroachment permit process, the Tribe shall prepare a Local Transportation Analysis (LTA) consistent with the County's Traffic Impact Analysis Guidelines to determine whether off-site improvements are needed to address potential operational deficiencies. At the project driveway(s) off Hood Franklin Road, the Tribe shall pay 100 percent of the cost of all required transportation and circulation improvements identified in the LTA. At other off-site locations, the Tribe shall fund a fair share of any required transportation and circulation improvements identified in the LTA that are not currently fully funded (e.g., Capital SouthEast Connector).

5.0 CONSULTATION AND COORDINATION

Federal Agencies Consulted

- **Federal Emergency Management Agency (FEMA):** The FEMA Map Service Center was utilized to review Flood Information Rate Maps.
- **Federal Transportation Administration (FTA):** FTA guidance manuals were consulted regarding transit noise and vibration standards.
- **U.S. Bureau of Labor Statistics:** Reviewed website to obtain labor statistics.
- **U.S. Census Bureau:** Reviewed website for information concerning demographical data.
- **U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS):** Consulted website for data concerning farmland and soil characteristics information.
- **U.S. Environmental Protection Agency (USEPA):** Reviewed website for information regarding National Ambient Air Quality Standards Attainment status.
- **U.S. Fish and Wildlife Service (USFWS):** Consulted to obtain a list of federally listed special-status species with the potential to occur in the vicinity of the Project Site. Additionally, the USFWS National Wetlands Inventory was consulted to identify potential wetlands and waters in the vicinity of the Project Site. The BIA may initiate informal consultation with USFWS regarding the potential for the project alternatives to impact federally listed species in accordance with the FESA.
- **U.S. Geological Survey (USGS):** Reviewed website for information concerning geological and hydrological information in addition to geological hazards, such as volcanic information.

State Agencies Consulted

- **California Department of Conservation (DOC), California Geological Survey:** Reviewed website for geological information for Sacramento County.

- **California Department of Forestry and Fire Protection (CAL FIRE):** Reviewed website for information concerning wildfire data within the State.
- **California Department of Toxic Substances Control (DTSC):** EnviroStor Database search for documentation of local hazardous materials.
- **California Department of Water Resources (DWR):** Website and publications were reviewed for information about local groundwater basins.
- **California Historical Resources Information System (CHRIS):** Consulted in order to obtain resource records and reports about specific cultural resources.
- **California Native Plant Society's (CNPS) database *Inventory of Rare and Endangered Plants of California*:** Online database was reviewed to obtain a list of rare and endangered plants of California.
- **California Natural Diversity Database (CNDDB):** Online database was reviewed to obtain a list of threatened, endangered, and sensitive species with the potential to occur in the vicinity of the Project Site. The online database was also consulted to obtain maps of sensitive habitat and sensitive species' ranges.
- **California State Historic Preservation Officer (SHPO):** The California Office of Historic Preservation has been consulted with regarding the potential for the project alternatives to impact cultural resources in accordance with the NHPA and has concurred with a finding of No Historic Properties Affected (**Appendix F**).
- **State Water Resources Control Board (SWRCB):** GeoTracker database was searched for documentation of local hazardous materials.
- **California Department of Resources Recycling and Recovery (CalRecycle):** Website was reviewed to obtain solid waste numbers by land use.
- **Native American Heritage Commission (NAHC):** A record search of the NAHC Sacred Lands File, and list of Native American tribes who may also have knowledge of cultural resources in the project area was conducted.

Local Agencies and Service Providers

- **County of Sacramento:** The County website, reports, and planning documents, such as the General Plan, were consulted for information regarding numerous environmental topics, such as land use, public services, taxes, cumulative projects, and land use/zoning.
- **Sacramento County Water Agency (SCWA):** Website and Urban Water Management Plan were reviewed to obtain information about the SCWA water supply and wastewater treatment systems.
- **Sacramento Area Sewer District (SASD):** Website was reviewed to obtain information about the SASD water supply and wastewater treatment systems.
- **Sacramento Municipal Utility District (SMUD):** Website was reviewed to obtain information about the SMUD service area.
- **Cosumnes Community Service District (CCSD) Fire Department:** Website was reviewed to obtain information on fire protection services in the Project vicinity.
- **Elk Grove Unified School District (EGUSD):** Website was reviewed to obtain information about the schools in the Project vicinity.
- **Pacific Gas and Electric (PG&E):** Website was reviewed to obtain information about PG&E services and gas capacity.

6.0 PREPARERS

Lead Agency

Bureau of Indian Affairs (BIA), Pacific Region

Jacilyn Snyder, Regional Environmental Protection Specialist
Julie Taomia, Regional Archaeologist
Peter DeJongh, Regional Biologist

Environmental Consultants

Name	Qualifications	Role
Acorn Environmental: Environmental Assessment, Biological Assessment		
Jennifer Wade	BA; 21 years of experience	Principal, Project Director; EA Author
Kt Alonzo	BS; 11 years of experience	Project Manager; EA Author
Ryan Sawyer	BA; 21 years of experience	Principal, EA Author
Josh Ferris	BA; 24 years of experience	Senior Environmental Analyst
Mike Taggart	MA; 25 years of experience	Registered Professional Archaeologist/Principal Investigator
Kristen Miner	BS, MS; 10 years of experience	Environmental Analyst
Katie Francisco	BS; 2 years of experience	Environmental Analyst
Kimberlina Gomez	BS; MS; 3 years of experience	Biologist
Shadde Rosenblum	MS; 26 years of experience	Senior Technical Analyst
Dana Hirschberg	24 years of experience	GIS/Graphic Design
Kimley-Horn: Trip Generation Memorandum		
Curtis Yee	PE; 9 years of experience	Traffic Engineer
Pedro Cortes	BS; 3 years of experience	Civil Analyst

7.0 REFERENCES

California Department of Conservation (DOC), 2025a. California Important Farmland Finder. Available online at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed May 2025.

DOC, 2025b. California Williamson Act Enrollment Finder. Available online at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed May 2025.

California Department of Forestry and Fire Protection (CAL FIRE), 2020. 2020 Incident Archive. Available online at: https://www.fire.ca.gov/incidents/2020. Accessed August 2025.

CAL FIRE, 2024. 2024 Incident Archive. Available online at: https://www.fire.ca.gov/incidents/2024. Accessed September 2025. California Employment Development Department, 2025a. Monthly Labor Force Data for Cities and

Census Designated Places (CDP), June 2025 - Preliminary, Data Not Seasonally Adjusted. Available online at: https://labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html. Accessed July 2025.

CAL FIRE, 2025. Fire Hazard Severity Zones. Available online at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed September 2025.

California Department of Transportation (Caltrans), 2025. California State Scenic Highway System map. Available online at: https://acorn-env.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed September 2025.

California Employment Development Department, 2025b. Report 400 C, Monthly Labor Force Data for Counties, June 2025 - Preliminary. Available online at: https://labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html. Accessed July 2025.

California Geological Survey (CGS), 2018. SR-245: Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption. Available online at: https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR_245-MLC-SacramentoPCR-2018-Plate01-a11y.pdf. Accessed May 2025.

CGS, 2025. Earthquake Zones of Required Investigation. Available online at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191fbed9d48-layer-16%3A767. Accessed April 2025.

California Historical Landmarks, 2016. California Map of Historical Landmarks. Available online at: https://www.californiahistoricallandmarks.com/map. Accessed September 2025.

CalRecycle, 2025. CalRecycle: Estimated Solid Waste Generation Rates. Available online at: https://www2.calrecycle.ca.gov/wastecharacterization/general/rates. Accessed September 2025.

Caltrans, 2023. Ramp Volumes. Available online at: https://dot.ca.gov/programs/traffic-operations/census. Accessed September 2025.

Cosumnes Fire Department, 2025. Cosumnes Fire Department Organization Chart. Available online at: https://cosumnescsd.gov/DocumentCenter/View/3460/Cosumnes-Fire-Department-Organization-Chart-Website-PDF?bidId=. Accessed September 2025.

Connector Joint Powers Authority (JPA), nd. Capital SouthEast Connector Project Comprehensive Project Status Report. Available online at: https://static1.squarespace.com/static/651b0401dbe63e58bcc106fa/t/66f5d1186318d61323ced786/1727385883027/CSCA_Comprehensive+Project+Status+Report_Final_reduced.pdf. Accessed September 2025.

County of Sacramento, 2025. Sacramento's county's Online Property tax Bill Information System. Available online at: https://eproptax.saccounty.gov/#secured. Accessed August 2025.

CNPS, 2025. California Native Plant Society (CNPS) Rare Plant Inventory. Available online at: https://rareplants.cnps.org/Search/Advanced. Accessed July 2025.

Dignity Health, 2025. Dignity Health - Methodist Hospital of Sacramento. Available online at: https://www.dignityhealth.org/content/dam/dignity-health/sacramento/pdfs/sacramento-fact-sheets/MHS-Fact-Sheet-2025-V3.pdf. Accessed September 2025.

DWR, 2025. California Department of Water Resources - Sustainable Groundwater Management Act. Available online at: https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels. Accessed September 2025.

EGUSD, 2025. Elk Grove Unified School District. Available online at: https://www.egusd.net/District/About-EGUSD/Our-District/. Accessed September 2025.

Federal Transit Administration, 2018. Transit Noise and Vibration Impact assessment Manual. September 2018. Available online at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Accessed August 2025.

Health and Human Services Department, 2025. Annual Update of the HHS Poverty Guidelines. Federal Register. Published January 17, 2025. Available online at: https://www.federalregister.gov/documents/2025/01/17/2025-01377/annual-update-of-the-hhs-poverty-guidelines. Accessed July 2025.

National Wild and Scenic Rivers System, 2025b. California Map. Available online at: https://rivers.gov/california. Accessed September 2025.Natural Resources Conservation Service (NRCS), 2025. USDA-NRCS Web Soil Survey. Available online at: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed September 2025.

NWI, 2025. USFWS National Wetlands Inventory Mapper. Available online at: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Accessed July 2025.

Sacramento Central Groundwater Authority (SCGA), 2019. Sacramento Central Groundwater Authority - 2018 SGMA Annual Report South American Subbasin. Available online at: https://www.scgah2o.com/files/f7ef35e39/2018+SCGA+Annual+Report+South+American+Subbasin+5-021.65_20180329.pdf. Accessed September 2025.

SCGA, 2021. Sacramento County Groundwater Sustainability Agency - Sacramento Central Groundwater Authority. Available online at: https://waterresources.saccounty.gov/Pages/Sacramento-County-Groundwater-Sustainability-Agency.aspx. Accessed September 2025.

Sacramento County, 2011. 2030 General Plan. Available online at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/pages/generalplan.aspx. Accessed August 2025.

Sacramento County, 2016. Zoning Code Chapter 2: Zoning Districts. Available online at: https://planning.saccounty.gov/LandUseRegulationDocuments/Pages/SacramentoCountyZoningCode.aspx. Accessed September 2025.

Sacramento County, 2017. Sacramento County General Plan - Conservation Element. Available online at: https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/General-Plan/Conservation%20Element%20-%20Amended%2009-26-17.pdf. Accessed September 2025.

Sacramento County, 2018. General Plan Land Use Diagram. Available online at: https://planning.saccounty.gov/LandUseRegulationDocuments/Documents/General-Plan/GPLU2030_UPDATED_FINAL_0918.pdf. Accessed May 2025.

Sacramento County, 2021. Sacramento County GIS - Sherrif's Districts. Available online at: https://data.saccounty.gov/search?tags=administrative%2520boundaries. Accessed September 2025.

Sacramento County, 2022a. Sacramento County General Plan Circulation Element, adopted December 15, 1993 and last amended October 25, 2022. Available online at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Documents/6.%20Circulation%20Element%20Amended%2012-13-17.pdf. Accessed September 2025.

Sacramento County, 2022b. General Plan Land Use Element. Available online at: https://planning.saccounty.gov/Documents/B12.%20Land%20Use%20Element%20Amended%2012-13-22.pdf. Accessed May 2025.

Sacramento County, 2024. The Report of Facility Information for Kiefer Landfill. Available online at: https://emd.saccounty.gov/Public%20Notices/2024-03-15%20Kiefer%20LF%20Public%20Notice%20RFI%20Amendment.pdf. Accessed September 2025.

Sacramento County, 2025. Traffic Impact Analysis Guidelines, January 13, 2025. Available online at: https://sacdot.saccounty.net/Documents/A%20to%20Z%20Folder/Traffic%20Analysis/Complete%20Transportation%20Analysis%20Guidelines.pdf. Accessed September 2025.

Sacramento County, 2025b. Sacramento County Waste Management and Recycling. Available online at: https://wmr.saccounty.gov/Pages/Franchisee-Listing.aspx. Accessed September 2025.

Sacramento County Open Data, 2025. Zoning Map. Available online at: https://data.saccounty.gov/datasets/sacramentocounty::zoning/about. Accessed September 2025.

Sacramento County Planning and Environmental Review, 2025. Major Development Projects. Available online at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/Major-Current-Planning-Projects.aspx. Accessed September 2025.

Sacramento County Regional Parks, 2025. Map of All Park Sites and Directions. Available online at: https://sacramentocounty.maps.arcgis.com/apps/webappviewer/index.html?id=473d8a66b49243e1aa3732a4bdbd6936. Accessed September 2025.

Sacramento County Sherrif's Office, 2021. Sacramento County Sherrif's Office - CITIZEN COMPLAINT INFORMATION. Available online at: https://www.sacsheriff.com/documents/Citizen%20Complaint%20Form%20%20Instructions%20REV%2012-2022.pdf. Accessed September 2025.

SacRiver, 2011. Sacramento River Basin. Available online at: https://sacriver.org/wp-content/uploads/2010/11/SacRiverBasin.pdf. Accessed September 2025.

SMAQMD, 2022. Request to Voluntarily Reclassify the Sacramento Federal Ozone Nonattainment Area (SFNA) from Serious to Severe Nonattainment for the 2015 8- hour Ozone Standard. Available online at: https://www.airquality.org/Businesses/Air-Quality-Plans#f09. Accessed September 2026.

Soil Science Society of America, n.d.. San Joaquin Series: California State Soils. Available online at: https://www.soils4teachers.org/files/s4t/k12outreach/ca-state-soil-booklet.pdf. Accessed September 2025.

South American Subbasin (SASb), 2024. South American Subbasin Groundwater Sustainability Plan - Third Annual Report. Available online at: https://img1.wsimg.com/blobby/go/9e3a96e6-e48d-4e0c-bd1b-21b92d1230f7/downloads/FINAL%20DRAFT%20SASB%20Annual%20Report%2002082024.pdf?ver=1747930654018. Accessed September 2025.

The Sacramento Bee, 2024. Sacramento County hits record $243 billion assessment roll. Here's what that means for region. Published Julu 10, 2024. Available online at: https://www.sacbee.com/news/local/article289866914.html. Accessed July 2025

University of California Museum of Paleontology (UCMP), 2025. Paleontological Specimen Search. Available online at: https://ucmpdb.berkeley.edu/. Accessed August 2025.

U.S. Census Bureau, 2025. Explore Census Data, Build Maps. Available online at: https://data.census.gov/. Accessed August 2025

U.S. Department of Transportation (USDOT), 2025a. National Transportation Noise Map. Available online at: https://maps.dot.gov/BTS/NationalTransportationNoiseMap/. Accessed August 2025.

USDOT, 2025b. National Scenic Byways & All-American Roads: California. Available online at: https://fhwaapps.fhwa.dot.gov/bywaysp/StateMaps/Show/13?stateId=CA. Accessed September 2025.

U.S. Environmental Protection Agency (USEPA), 2024. U.S. EPA National Primary Drinking Water Regulations. Available online at: https://www.epa.gov/ground-water-and-drinking-water/national-primary-drinking-water-regulations. Accessed September 2025.

USEPA, 2025. U.S. EPA - How's my Waterway. Available online at: https://mywaterway.epa.gov/community/180400121001/overview. Accessed September 2025.

USFWS, 2025. USFWS Critical Habitat for Threatened & Endangered Species. Available online at: https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77. Accessed July 2025.

U.S. Geological Survey (USGS), 2025a. U.S. Quaternary Faults. Available online at: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf. Accessed September 2025.

USGS, 2025b. U.S. Landslide Inventory and Susceptibility. Available online at: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d. Accessed September 2025.

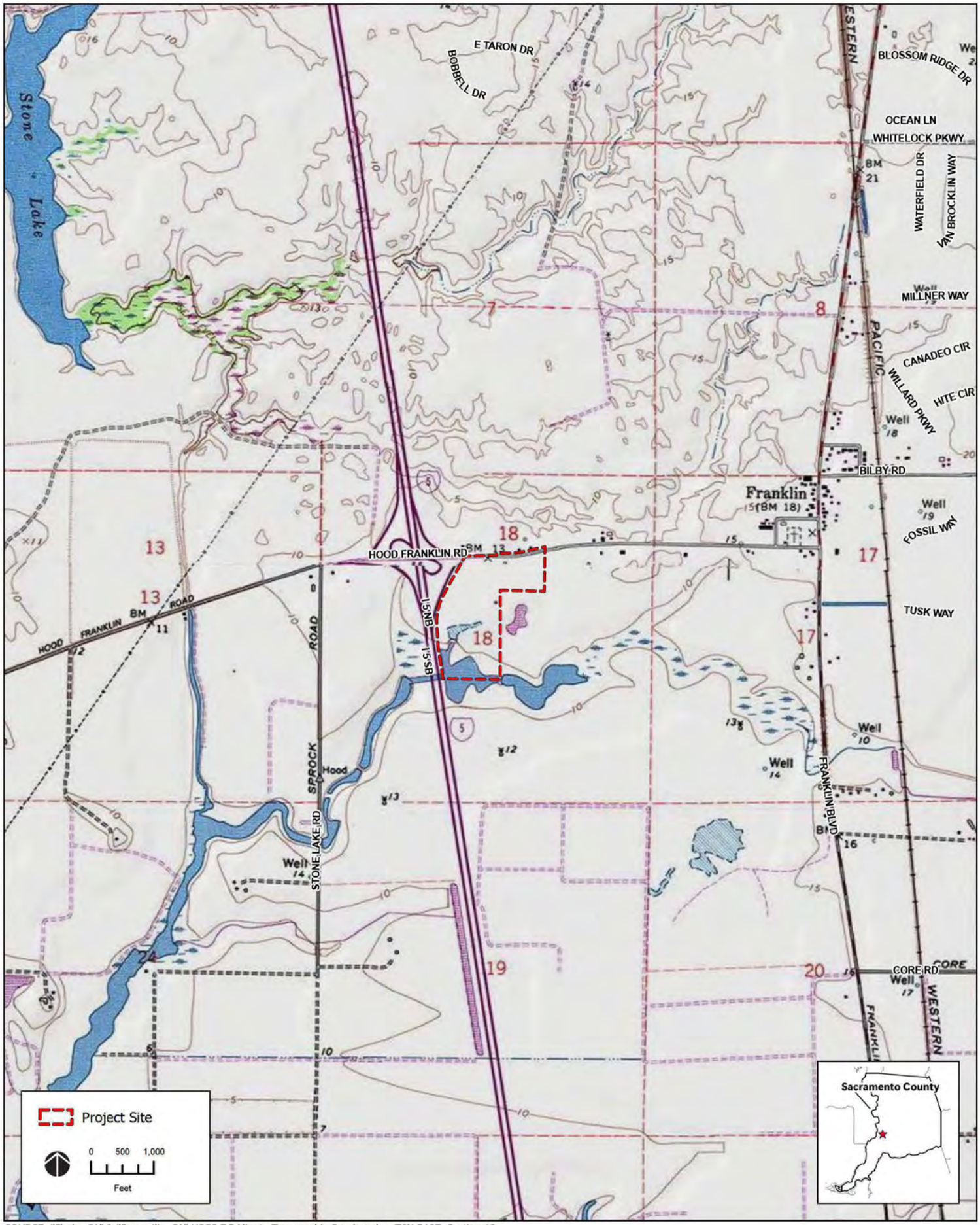
USGS, 2025c. Mineral Resources Data System. Available online at: https://mrdata.usgs.gov/mrds/map-graded.html#home. Accessed September 2025.

Appendix A: Figures



SOURCE: ESRI, 2025; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 9/4/2025

Figure 1
Regional Location



SOURCE: "Florin, CA" & "Bruceville, CA" USGS 7.5 Minute Topographic Quadrangles, T6N R18E, Section 18, Mt. Diablo Baseline & Meridian; ESRI, 2025; Acorn Environmental, 9/4/2025

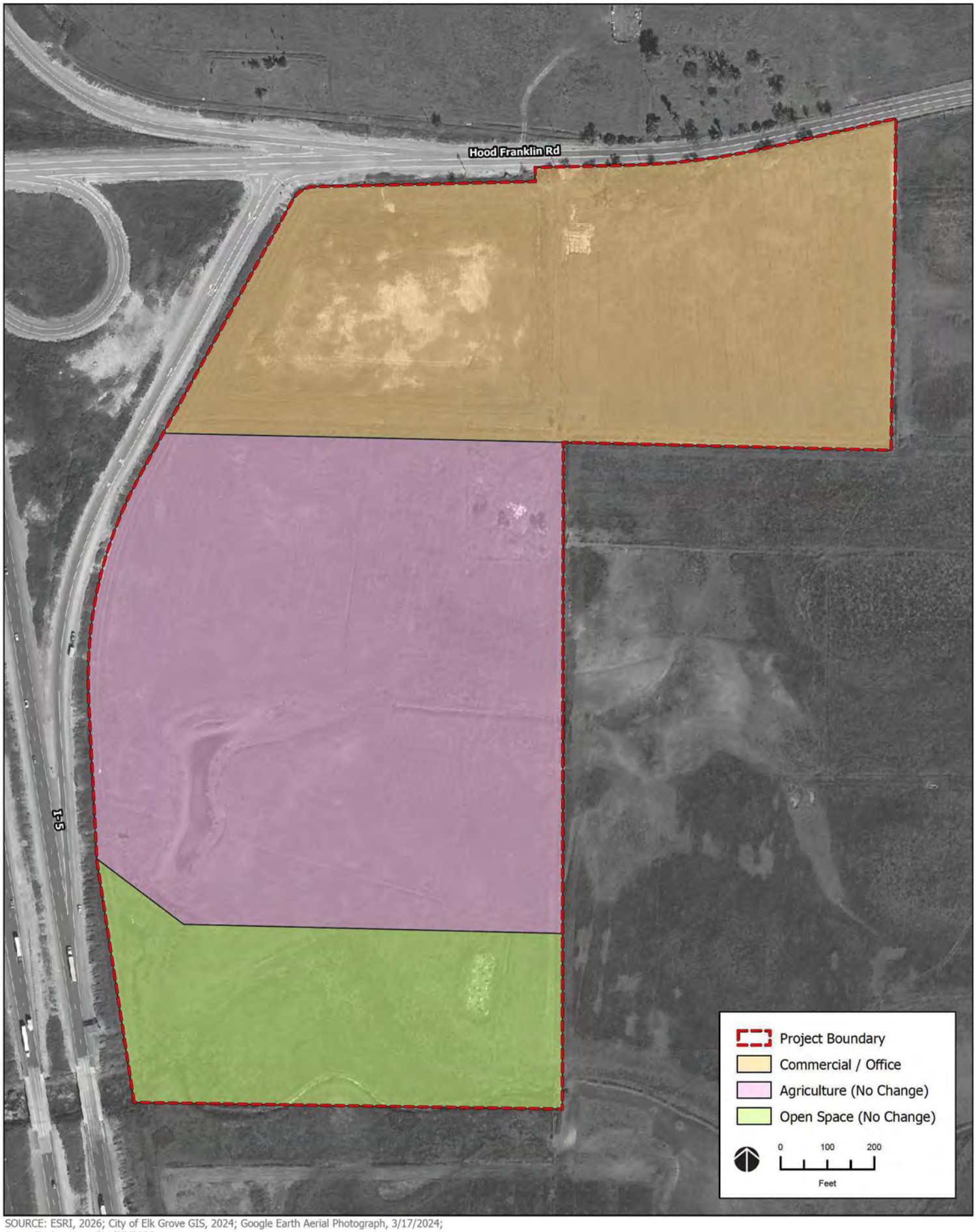
Figure 2
Site and Vicinity



Assessor's Parcel Number	Acreage
132-0131-015-0000	44.3
132-0262-001-0000	3.58
132-0262-002-0000	5.46
Total	53.34

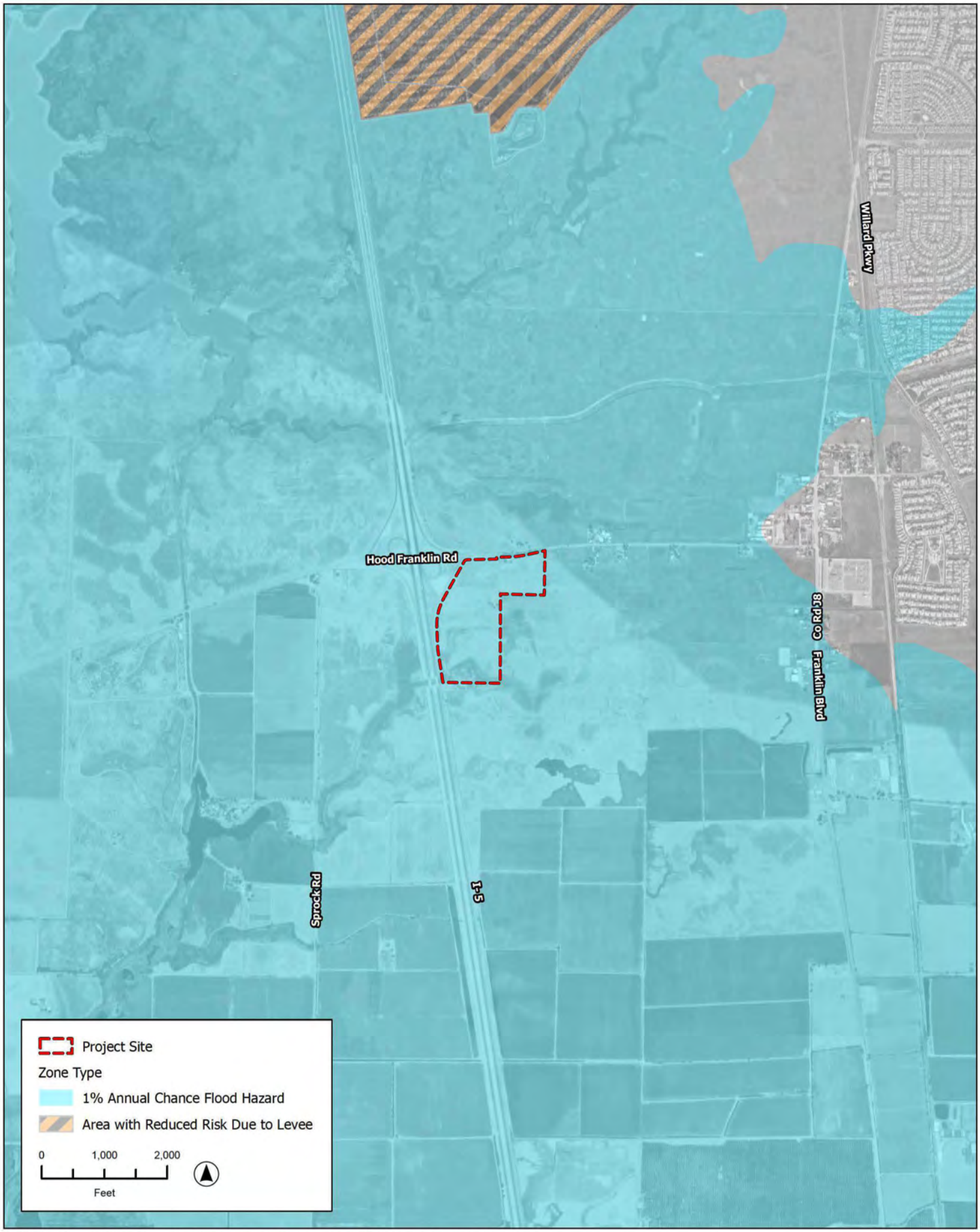
SOURCE: ESRI, 2025; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 9/4/2025

Figure 3
Aerial Photograph



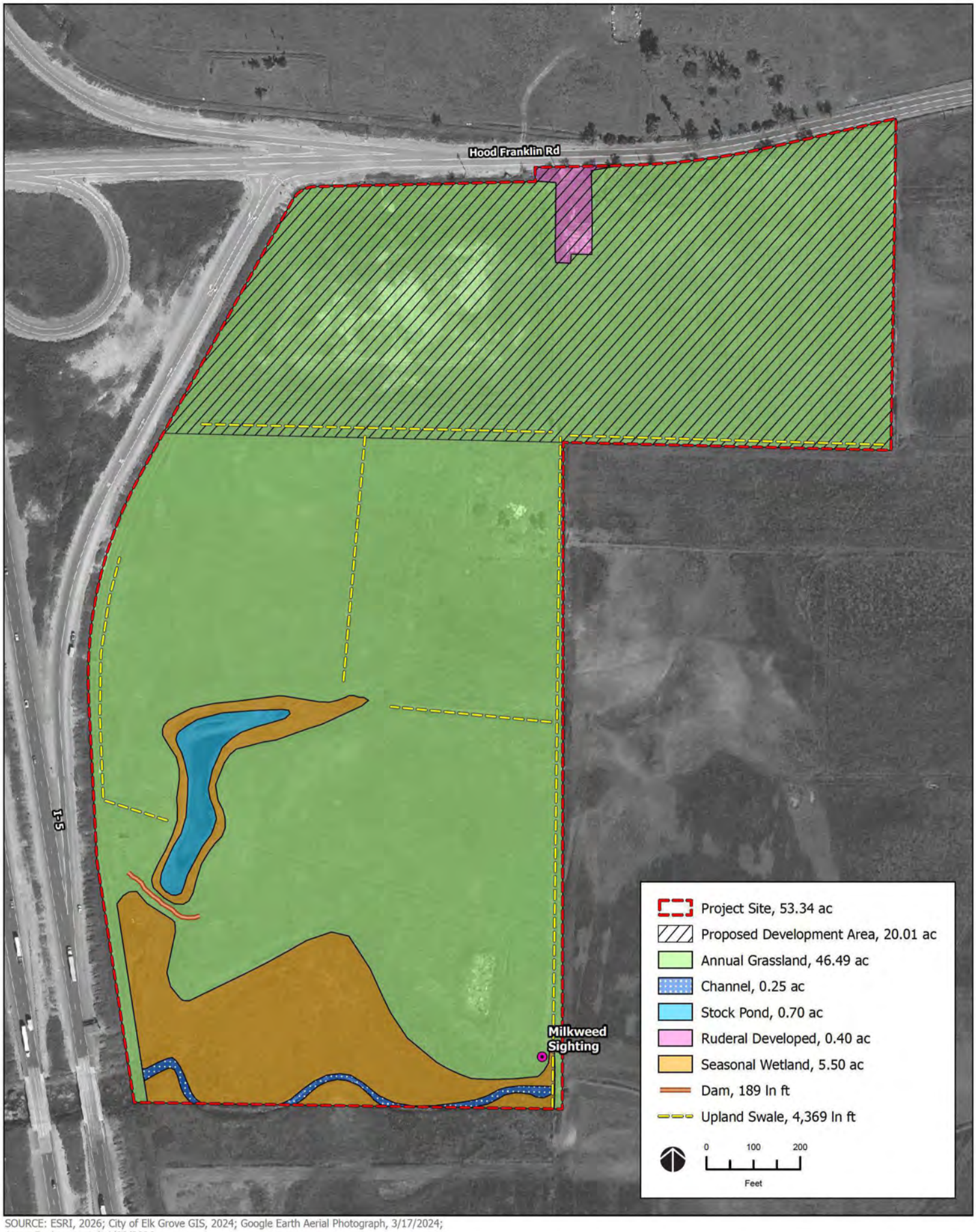
SOURCE: ESRI, 2026; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 1/22/2026

Figure 4
Preliminary Site Plan



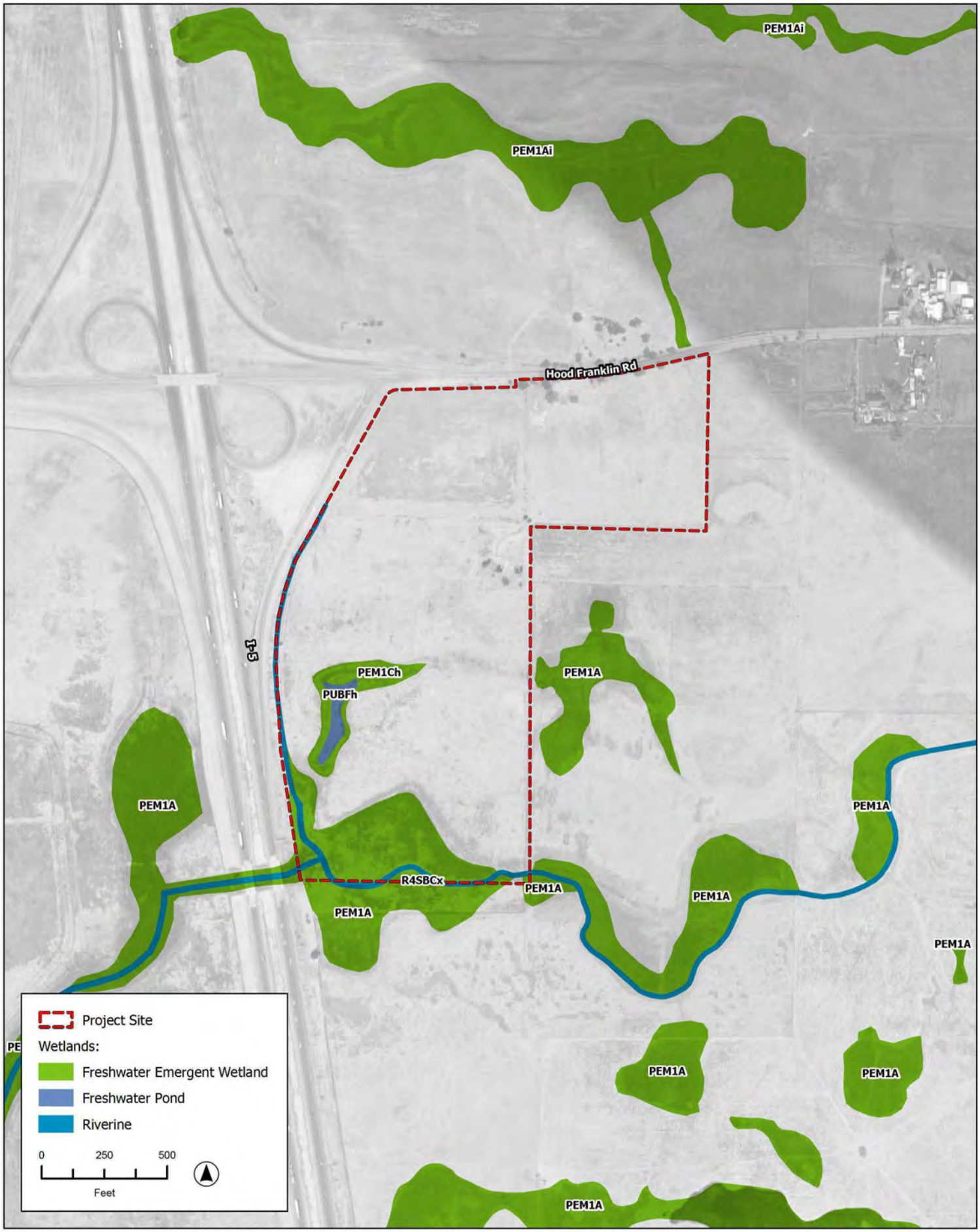
SOURCE: NFHL, 7/23/2024; ESRI, 2025; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 9/4/2025

Figure 5
FEMA Flood Types



SOURCE: ESRI, 2026; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 1/22/2026

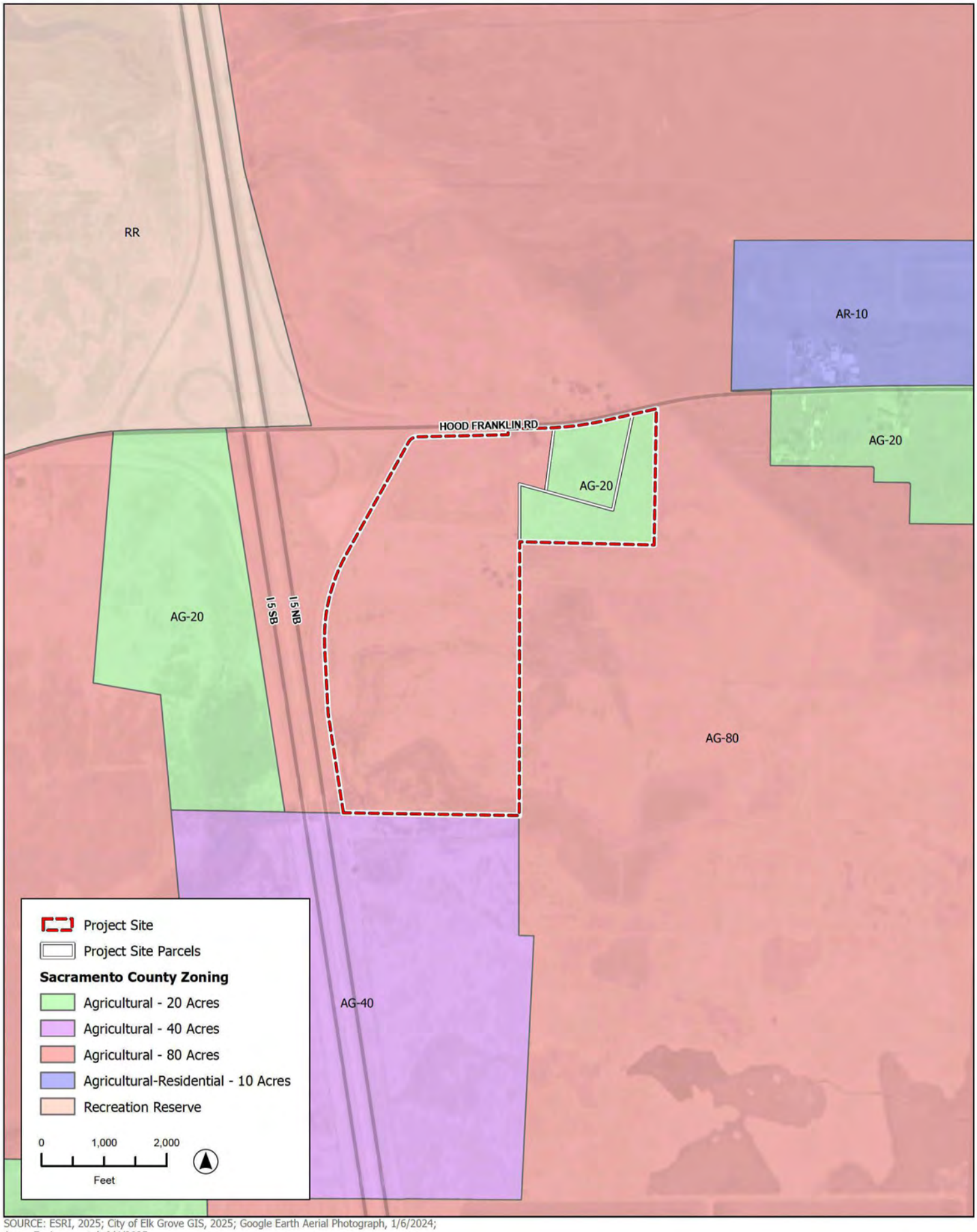
Figure 6
Habitat Types



SOURCE: USFS, 5/7/2025; ESRI, 2025; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 10/17/2025

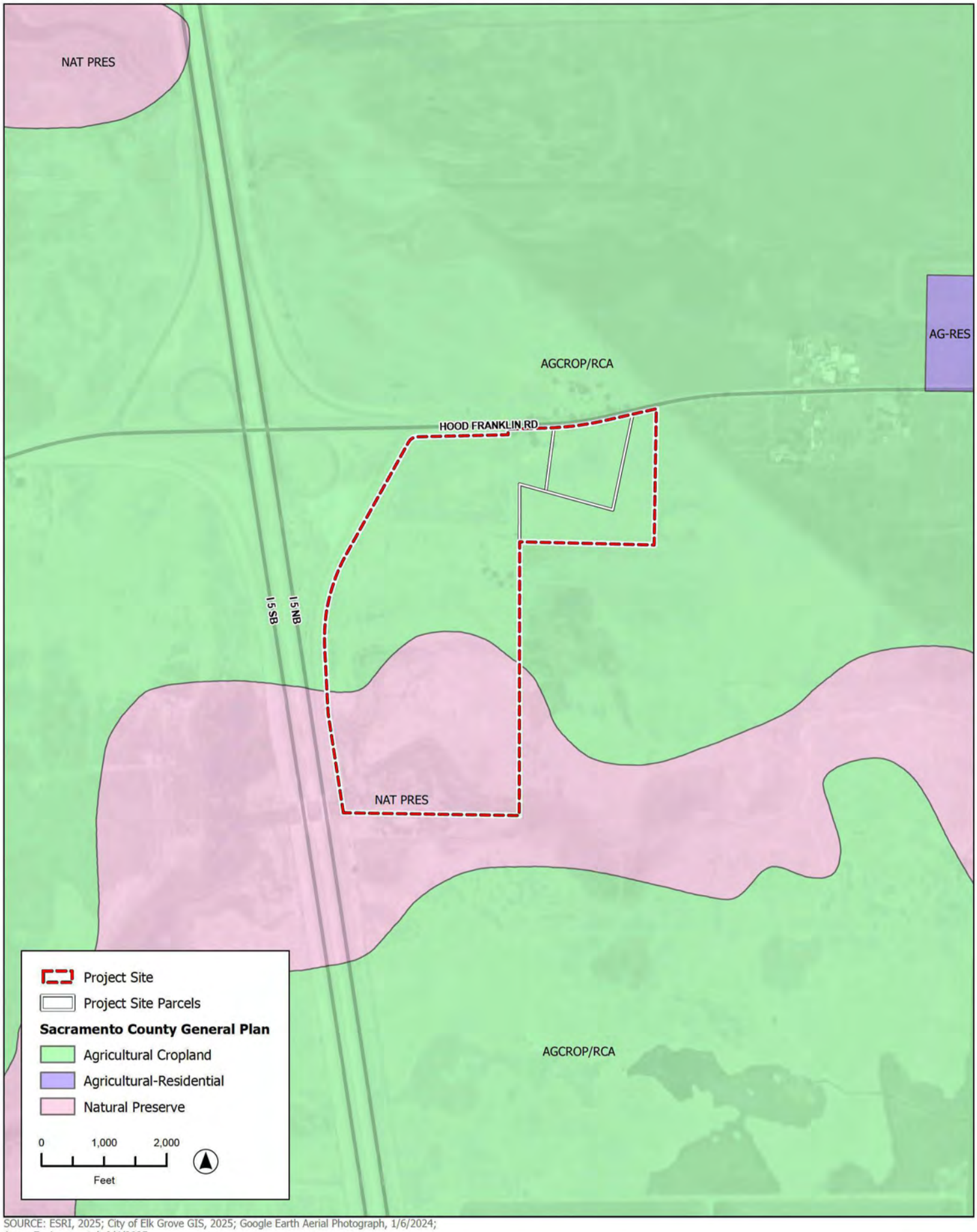
Figure 7

National Wetlands Inventory



SOURCE: ESRI, 2025; City of Elk Grove GIS, 2025; Google Earth Aerial Photograph, 1/6/2024; Acorn Environmental, 9/4/2025

Figure 8
Zoning Designations



SOURCE: ESRI, 2025; City of Elk Grove GIS, 2025; Google Earth Aerial Photograph, 1/6/2024; Acorn Environmental, 9/4/2025

Figure 9

General Plan Land Use Designations



SOURCE: ESRI, 2026; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 6/27/2024; Acorn Environmental, 1/26/2026

Figure 10
Viewshed Photographs

Appendix B: Best Management Practices and Design Features

Best Management Practices and Design Features

Protective measures and best management practices (BMPs), including regulatory requirements and voluntary measures that would be implemented by the Tribe, have been incorporated into the design of Alternative A. Where applicable, these measures will be incorporated into design contracts, construction contracts, and/or lease agreements. These measures are discussed below**.**

Protective Measures and Best Management Practices

Resource Area	Protective Measures and Best Management Practices
Land and Water Resources	The following BMPs shall be implemented during construction: ▪ Coverage under the National Pollutant Discharge Elimination System Construction General Permit shall be obtained to address stormwater during the construction phase in compliance with the Clean Water Act (CWA). ▪ A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared, implemented, and maintained throughout the construction phase of the development, consistent with the Construction General Permit requirements. ▪ The SWPPP prepared for the Project Site shall include, but shall not be limited to, the following BMPs to minimize storm water effects to water quality during construction: o Construction activities shall be scheduled to minimize land disturbance during peak runoff periods. o Silt fencing shall be placed around aquatic features and the perimeter of the work area. o Temporary erosion control measures (such as silt fences, fiber rolls, staked straw bales, temporary re-vegetation, erosion control blankets, and/or sediment traps) shall be employed for disturbed areas. o Grading activities shall be limited to the area required for construction. o Disturbed areas shall be paved or re-vegetated following construction activities. o A spill prevention and countermeasure plan shall be developed that identifies proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used on site. o Petroleum products shall be stored, handled, used, and disposed of properly in accordance with provisions of the CWA (33 USC § 1251 to 1387). o Construction materials, including topsoil and chemicals, shall be stored, covered, and isolated to prevent runoff losses and contamination of surface and groundwater. o Fuel and vehicle maintenance areas shall be designed to control runoff. o Sanitary facilities shall be provided for construction workers. ▪ The gas station shall be designed and constructed in accordance with all federal regulations governing gasoline operations. Specific design, construction and operation practices shall include the following to prevent spills, overfills, and corrosion: o The gas station shall be equipped with catchment basins of sufficient size to

Resource Area	Protective Measures and Best Management Practices
	contain small spills. At a minimum, the basin shall be large enough to contain what may spill when the delivery hose is uncoupled from the fill pipe. Any spilled fuel shall be removed and disposed of immediately. o Gas station attendants and delivery personnel shall follow industry standard filling practices such as American Institute recommended Practice 1007, Loading and Unloading of MC306/Department of Transportation (DOT) 406 Cargo Motor vehicles. Filling practices shall include provisions that ensure that the volume available in the tank is greater than the volume of product to be transferred to the tank before the transfer is made; and that the transfer operation is monitored constantly to prevent overfilling and spilling. o Underground fuel storage tanks would be registered with the USEPA for regulation under the UST Program in Indian Country, which requires compliance with the provisions of 40 CFR Part 280, including Part 280.20 Performance Standards for new USTs, which includes corrosion-resistant and double-walled tanks and piping, spill and overflow prevention equipment, and use of leak detection equipment to prevent potential leaks into groundwater. o In accordance with 40 CFR Part 280, gasoline storage tanks shall be periodically inspected to ensure that the tank is structurally sound and free of corrosion or holes, and that overfill, spill prevention and release detection equipment is functioning properly. Frequency of inspections shall be consistent with federal requirements. ▪ Landscaping shall consist of native drought-tolerant vegetation to the extent feasible.
Air Quality	The following BMPs shall be implemented during construction to suppress dust: ▪ Exposed construction surfaces shall be watered daily as needed. These areas include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▪ At least two feet of free board space shall be covered/maintained on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways shall be covered. ▪ Wet power vacuum street sweepers shall be used to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Dry powered sweeping shall be prohibited. ▪ Vehicle speeds on unpaved roads shall be limited to 15 miles per hour. ▪ Paving of roadways, driveways, sidewalks, and parking lots shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling time shall be minimized by shutting equipment off when not in use or by reducing the time of idling to five minutes. Clear signage that posts this requirement for workers shall be provided at the entrances to the site. ▪ Construction equipment shall be maintained in proper working condition according to manufacturer's specifications. The equipment shall be checked by a certified mechanic and determined to be running in proper condition before it is operated. The following BMPs shall be implemented during operation to reduce emissions of criteria air pollutants (CAPs): ▪ Electric vehicle (EV) capable parking spaces and EV supply equipment (i.e.,

Resource Area	Protective Measures and Best Management Practices
	chargers) shall be incorporated as may be determined by the Tribe to meet market demands. ▪ Energy efficient lighting and appliances shall be used, which would reduce energy usage, thus reducing indirect CAP and CO_2e emissions. ▪ Water consumption shall be reduced through low-flow appliances, drought resistant landscaping, and the incorporation of "Save Water" signs near water faucets. ▪ Recycling bins shall be installed throughout the office and commercial facilities for glass, cans, and paper products. Trash and recycling receptacles shall be placed strategically outside to encourage recycling. ▪ Natural gas use will be minimized to the extent reasonably feasible by prioritizing electric building systems and appliances, considering technical feasibility, operational requirements, and cost-effectiveness. ▪ Transportation demand management strategies shall be implemented, as feasible, to reduce single-occupant vehicle trips by construction workers and operational employees and encourage alternative transportation modes, such as carpooling, ridesharing, and transit.
Biological Resources	The following BMPs shall be implemented prior to construction: ▪ Prior to commencement of construction related activities, a survey of the development area for milkweed plant species would be conducted. ▪ Should milkweed plants be identified, herbicides to blooming flowers would be avoided between late spring and early fall when monarch butterflies have the potential to be present. ▪ During operation, pesticide use and mowing in areas of milkweed would be avoided. The following BMPs shall be implemented during construction: ▪ If construction activities commence during the general nesting season (February 1 to September 1), a preconstruction nest survey shall be conducted within the proposed development area within 7 days of initiating ground disturbance If active nests are identified, the qualified biologist shall determine a suitable avoidance buffer based on the needs of the species observed. The buffer shall be established using construction fencing, flagging, or similar. The buffer shall remain in place until the biologist has determined the nest is no longer active. See also Land and Water Resources BMPs above, particularly that *Silt fencing shall be placed around aquatic features and the perimeter of the work area*.
Transportation and Circulation	The following BMPs shall be implemented during construction: ▪ A traffic management plan shall be prepared in accordance with standards set forth in the Manual on Uniform Traffic Control Devices for Streets and Highways (FHWA, 2023). The traffic management plan shall be submitted to each affected local jurisdiction and/or agency. ▪ Prior to construction, the contractor shall coordinate with emergency service providers as necessary to avoid obstructing emergency response service. Police, fire, ambulance, and other emergency response providers shall be notified in advance of the details of the construction schedule, location of construction activities, duration of the construction period, and any access restrictions that

Resource Area	Protective Measures and Best Management Practices
	could impact emergency response services. ▪ Flagging, performed in consultation with the California Highway Patrol, California Department of Transportation, and the Sacramento County Sheriff's Department, shall be provided when necessary to assist with construction traffic control. ▪ To the extent feasible, transport of construction material shall be scheduled outside of the area-wide commute peak hours. ▪ To the extent feasible, lane closures or obstructions associated with construction of the project shall be limited to off-peak hours to reduce traffic congestion and delays. ▪ See TDM measures above under Air Quality.
Public Services and Utilities	The following BMPs shall be implemented during construction: ▪ Staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. ▪ The Project Site shall be cleaned daily of trash and debris to the maximum extent practicable. The following BMPs shall be implemented during operation: ▪ Single-stream recycling and green waste diversion shall be encouraged to the extent feasible.
Noise	The following BMPs shall be implemented during construction: ▪ Construction activities involving noise-generating equipment shall be limited to the hours between 6:00 a.m. and 8:00 p.m., Monday through Friday, and between 7:00 a.m. and 8:00 p.m. on weekends from Friday evening until Sunday evening to the extent feasible. ▪ Construction equipment powered by internal combustion engines shall be properly muffled and maintained. ▪ Quiet construction equipment, particularly air compressors, shall be selected whenever possible. ▪ Stationary noise-generating construction equipment such as generators or air compressors shall be located as far as is practical from existing residences. In addition, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive receptors nearest the Project Site. ▪ Unnecessary idling of internal combustion engines shall be prohibited. ▪ The construction contractor shall locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the Project Site during all project construction. The following BMPs shall be implemented during operation: ▪ Heating, ventilation, and air conditioning equipment shall be shielded to reduce noise.
Hazardous Materials	Personnel shall follow BMPs for filling and servicing construction equipment and vehicles. BMPs that are designed to reduce the potential for incidents/spills involving hazardous materials during construction include the following: ▪ Catch-pans shall be placed under equipment to catch potential spills during servicing.

Resource Area	Protective Measures and Best Management Practices
	▪ Refueling shall be conducted only with approved pumps, hoses, and nozzles. ▪ Vehicle engines shall be shut down during refueling. ▪ No smoking, open flames, or welding shall be allowed in refueling or service areas. ▪ Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill. ▪ Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents. ▪ Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, state, and federal regulations. ▪ All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure. The following BMPs shall be implemented during operation: ▪ No smoking, open flames, or welding shall be allowed in refueling or service areas. ▪ Service trucks shall be provided with fire extinguishers. *See Land and Water Resources BMPs regarding compliance with 40 CFR Part 280, Underground Storage Tank Requirements.*
Visual Resources	The following BMPs shall be implemented during operation: ▪ Lighting shall comply with Section 5, Street Light Design of the *Sacramento County Improvement Standards*. ▪ Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, Sign Regulations and the County's Design Guidelines. ▪ Exterior lighting shall be downcast, shielded, and limited to the extent needed for public safety. ▪ Landscaping shall be consistent with existing surroundings to the extent feasible. ▪ Glass used in building facades shall be anti-reflective or treated with an anti-reflective coating to minimize glare as needed.

Appendix C: Supporting Environmental Setting and Analysis Information

C1 LAND RESOURCES

C1-1 Regulatory Setting

C1-1.1 Federal

Clean Water Act

The Clean Water Act (CWA) prohibits sediment and erosion discharge into navigable waters of the United States and establishes water quality goals. For land held in trust, the USEPA requires obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit if a project disturbs one or more acre of soil, as well as preparation of a Stormwater Pollution Prevention Plan (SWPPP).

C1-1.2 State and Local

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act; formerly the Alquist-Priolo Special Studies Zone Act), signed into law December 1972 after the 1971 San Fernando earthquake, requires the delineation of zones along active and potentially active faults in California. The California Geological Survey (CGS) defines an "active" fault as one that exhibits evidence of activity during the last 11,000 years. Faults that exhibit evidence of Quaternary activity (within the last 1.6 million years) are considered to be "potentially active."

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act was enacted in 1990 to protect the public from the effects of strong ground shaking, liquefaction, landslides, ground failure, or other hazards caused by earthquakes. This act requires a State geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within the portions of those zones where they have jurisdiction.

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act of 1975 requires jurisdictions to incorporate mapped mineral resources designations approved by the California Mining and Geology Board within their general plans. The Surface Mining and Reclamation Act was enacted to limit new development in areas with significant mineral deposits.

Sacramento County General Plan

The Sacramento County General Plan Conservation Element outlines goals for the preservation of resources, including mineral resources. The following objectives have been identified in the Conservation Element:

Objective: Known mineral resources protected from land uses which would preclude or inhibit timely mineral extraction to meet market demand.

Objective: Resources and options for future extraction identified within the context of an ongoing local resource evaluation and management program.

Objective: Orderly extraction of minerals and subsequent reclamation of mined areas with minimal adverse impacts on aquifers, streams, scenic values, and surrounding residential uses.

Objective: Sequential timing for mining of aggregate areas linked to the timing of urban development.

Wilton Rancheria Building and Safety Code

The Wilton Rancheria Building and Safety Code of 2019 (Title 5, Chapter 3 of the Wilton Rancheria Code) provides for the regulation of construction, repair, maintenance, expansion, modification, or renovation of all structures on Tribal land in order to ensure that all such activities are conducted in a safe manner to protect persons, property, and the Tribe. The Code adopts the California Building Code (CBC) and the California Public Safety Code applicable to the County of Sacramento, inclusive of the codes for building, electrical, energy, mechanical, plumbing, fire, and safety, as set forth in Titles 19 and 24 of the California Code of Regulations (CCR).

C1-2 Environmental Setting

Geology and Topography

The Project Site is situated in unincorporated Sacramento County within the Sacramento Valley, which lies within the Great Valley Geomorphic Province (Great Valley). The Great Valley is a relatively flat alluvial plain that is comprised of thick sequences of sedimentary deposits of Jurassic through Holocene age (CGS, 2002). Elevation on the Project Site ranges from 5 to 18 feet amsl. Topography is characterized by a moderately level terrain with a gentle slope towards the southwest and a depression in the northwestern corner due to previous aggregate extraction. The Sacramento River flows southwest about 2.5 miles west of the Project Site and tributaries to Stone Lake flow through the southern portion of the Project Site.

Seismic Conditions

A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is a fracture that has shifted in the last 10,000 to 12,000 years or in the Holocene Period, a potentially active fault is one that has been active in the past 1.6 million years or in the Quaternary Period.

There are no known faults within the greater Sacramento region, and the Project Site is not within a designated Alquist-Priolo Earthquake Fault Zone (CGS, 2025). The nearest faults to the Project Site include segments of the Foothills (30 miles southeast) and Midland (approximately 21 miles west) fault zones (USGS, 2025a). While the region generally experiences little seismic activity, it could be impacted by ground shaking originating in areas that experience greater seismic activity.

Soil Types and Characteristics

Soils mapped by NRCS within the Project Site include (ordered from highest to lowest coverage):

- San Joaquin silt loam, leveled, 0 to 1 percent slopes
- Clear Lake clay, 0 to 1 percent slopes
- Dierssen sandy clay loam, 0 to 2 percent slopes
- San Joaquin silt loam, 0 to 3 percent slopes

Soils within the Project Site are more than 64% San Joaquin silt loams (0 to 1 percent slopes and leveled as well as 0 to 3 percent slopes) (NRCS, 2025). Hydric soils are defined as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil. Drainage class is a measure of the frequency and duration of wet periods under conditions similar to those in which the soil developed. A majority of the soils within the Project Site are not hydric and are moderately well-drained or somewhat poorly drained (NRCS, 2025).

Corrosivity pertains to a soil-induced electrochemical or chemical action that corrodes concrete or steel. Soils on the Project Site exhibit a high risk of corrosion to steel and a low risk of corrosion to concrete (NRCS, 2025). Expansive soils are largely comprised of clays, which may increase in volume when water is absorbed and shrink when dried; this property is measured using linear extensibility. Soils within the Project Site have varying linear extensibility ratings, but the majority are rated low, and therefore soils have a low shrink-swell potential (NRCS, 2025). The eastern region of the Project Site has a high linear extensibility rating and therefore may have a higher shrink-swell potential, although no development is proposed on this area of the site.

Soil Hazards

Soil erosion is the wearing and removal of soil from the ground surface and the transportation of soil resulting in deposition elsewhere. Mechanisms of soil erosion include stormwater runoff and wind as well as human activities. Soil erosion hazard areas include those areas with slopes of 20 percent or greater and that are classified as having severe or very severe erosion potential by the USDA NRCS. The soil erosion hazard throughout the Project Site is considered to be moderate (NRCS, 2025).

Liquefaction occurs when loose, saturated, and relatively cohesionless soil deposits temporarily lose strength from seismic shaking. Liquefaction occurs where groundwater is less than 50 feet below the surface. Liquefaction is a potential seismic hazard in much of Sacramento County due to the presence of water-saturated soils, although as discussed above, the Project Site is not located in a seismic hazard zone and has low liquefaction potential for the region (CGS, 2025).

Areas susceptible to landslides are comprised of weak soils on sloping terrain. Landslides can be induced by weather or other conditions, such as heavy rains or strong seismic shaking events. According to the USGS Landslide Hazards Program, the Project Site is located within an area designated as having a very low landslide potential (USGS, 2025b).

Mineral Resources

The CGS Special Report 245 reports the Project Site as being within a Mineral Resource Zone (MRZ)-1, an area where available geologic information indicated that little likelihood exists for the presence of significant concrete aggregate resources (CGS, 2018). A search of the USGS Mineral Resources Data System showed a borrow pit located more than five miles northeast of the Project Site (USGS, 2025c). The northwest corner of the Project Site was used for aggregate extraction and equipment storage from 2020 through 2022, but the area has since been graded.

C1-3 Impact Assessment

C1-3.1 Assessment Criteria

Impacts to land resources would be significant if development were to result in changes to the topography or soils such that it caused significant impacts, such as severe erosion, landslides, or liquefaction. Seismic effects would be considered significant if development were to substantially increase the occurrence of seismic events or increase human risks associated with seismic events. Mineral resources would be impacted if development were to significantly reduce the regional availability of commercial mineral resources or increase the cost of extracting mineral resources.

C1-3.2 Alternative A – Proposed Project

Geology and Topography

Reasonably foreseeable construction on the Project Site would occur in the northwestern corner, where the site is predominantly level with some sloping to the northwest. Alternative A would involve grading and earthwork as well as balanced cut and fill. The changes in topography due to grading activities would not equate to a major change in the existing topography in the region. Therefore, impacts would be less than significant and no mitigation measures are warranted.

Seismic Conditions

Construction would adhere to the Tribe's Building Code, which adopts standards at least as stringent as the CBC and the California Public Safety Code applicable to the County of Sacramento. The standards require implementation of appropriate development techniques and materials to reduce the potential risk of structure damage such that human risks would be reduced. Therefore, impacts would be less than significant and no mitigation measures are warranted.

Soil Hazards

Grading activities during construction could result in increased erosion and soil hazard risks. Erosion risks would be addressed through BMPs listed in **Appendix B**, which include obtaining coverage under the NPDES Construction General Permit and implementation of a SWPPP with standard erosion and sedimentation control BMPs. Therefore, impacts would be less than significant and no mitigation measures are warranted.

Mineral Resources

The northwestern corner of the Project Site was previously used for aggregate extraction but has since been graded. There are no additional significant known mineral resources within the Project Site. Therefore, there would be no impact on mineral resources and no mitigation measures are warranted.

C1-3.3 Alternative B – No Action

Under the No Action alternative, there would be no development on the Project Site. The Project Site would remain as it is, and land resources would not be adversely impacted. Any future development of the Project Site would be required to adhere to local, state, and federal ordinances and planning documents.

C1-4 Mitigation Measures

There are no mitigation measures for land resources.

C2 WATER RESOURCES

C2-1 Regulatory Setting

C2-1.1 Federal

Executive Order 11988

EO 11988 requires federal agencies to avoid to the extent possible the long and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative. Specifically, EO 11988 states that agencies shall first determine whether the proposed action will occur in a floodplain. EO 11988 defines a floodplain as an area that has a one percent or greater chance of flooding in any given year. Second, if an agency proposes to allow an action to be located in a floodplain, the agency shall consider alternatives to avoid adverse effects and incompatible development in the floodplains. If the only practicable alternative action requires siting in a floodplain, the agency shall minimize potential harm to or within the floodplain.

Clean Water Act

CWA (33 USC § 1251-1376), as amended by the Water Quality Act of 1987, is the major federal legislation governing water quality. The objective of the CWA is "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." The USEPA is delegated as the administrative agency under the CWA. Relevant sections of the CWA are as follows.

- Sections 303 and 304 provide for water quality standards, criteria, and guidelines. Section 303(d) requires states to identify impaired off-Reservation water bodies, rank these impaired bodies based on severity of contamination and uses for the waters, and develop water quality management strategies, usually in the form of total maximum daily loads for the contaminant(s) of concern.
- Section 401 (Water Quality Certification) requires an applicant for any federal permit that proposes an activity that may result in a discharge to waters of the U.S., to obtain certification from the USEPA for on-trust land activities, or the state for off-Reservation activities, that the discharge will comply with other provisions of the CWA.
- Section 402 establishes the NPDES, a permitting system for the discharge of any pollutant (except for dredged or fill material) into waters of the U.S. Each NPDES permit contains limits on concentrations of pollutants discharged to surface waters to prevent degradation of water quality and protect beneficial uses.

The Federal Antidegradation Policy was adopted as part of the 1972 amendments to the CWA. Federal policy (CFR Title 40, Part 131.12) specifies that each state must develop, adopt, and retain an anti-degradation policy to protect the minimum level of off-Reservation surface water quality necessary to support existing uses. Each state must also develop procedures to implement the anti-degradation policy through water quality management processes. Each state anti-degradation policy must include implementation methods consistent with the provisions outlined in 40 CFR § 131.12. On trust land, these issues are addressed by the USEPA.

General NPDES Permit for Construction

In 1990, an amendment to the CWA directed the NPDES permitting program to address non-point source pollution from construction activities. Construction activities include clearing, grading, excavation, stockpiling, and reconstructing existing facilities involving removal and replacement of existing foundations or other hardscapes. Construction projects disturbing one or more acres of soil must be covered under the NPDES Construction General Permit process. For tribal projects on land held in trust by the federal government, the Tribe proposing the project must apply for coverage under the USEPA's NPDES Construction General Permit. Project proponents are required to submit to the USEPA a complete Notice of Intent (NOI) to comply with the permit. A complete NOI package consists of an NOI form, site map, and fee. The USEPA's NPDES Construction General Permit also requires the development and implementation of a SWPPP. The SWPPP contains a site map showing the construction site perimeter, existing and proposed buildings, lots and roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the site. The SWPPP must list BMPs that will be implemented during construction and operation to address stormwater runoff rates and quality. SWPPP BMPs include the following categories:

- Site planning considerations, such as preservation of existing vegetation;
- Vegetation stabilization through methods such as seeding and planting;
- Physical stabilization through use of dust control and stabilization measures;
- Diversion of runoff by utilizing earth dikes and temporary drains and swales;
- Velocity reduction through measures such as slope roughening/terracing; and
- Sediment trapping/filtering through use of silt fences, straw bales and sand bag filters, and sediment traps and basins.

Safe Drinking Water Act

Under the mandate of the SDWA, the USEPA sets legally enforceable National Primary Drinking Water Regulations (primary standards) that apply to public water systems. These standards are established to protect human health by limiting the levels of contaminants in drinking water. The USEPA also defines National Secondary Drinking Water Regulations (secondary standards) for contaminants that cause cosmetic and aesthetic effects, but not for health effects. The USEPA recommends that these secondary standards be met but does not require systems to comply with them. The USEPA does not oversee the construction and permitting of groundwater wells, but requires that public health standards, such as an effectively installed sanitary seal, are in place. The USEPA will also primarily establish monitoring and operational requirements, which will typically be specific to the project area. Both primary and secondary drinking water standards are expressed as either Maximum Contaminant Levels, which define the highest level of a contaminant allowed in drinking water, or Maximum Contaminant Level Goals, which define the level of a contaminant below which there is no known or expected risk to health. Monitoring requirements typically include total coliform, nitrate, inorganic chemicals, volatile organic chemicals, non-volatile synthetic organic chemicals, secondary drinking water standard constituents, and general chemistry (including alkalinity, hardness, and minerals). The frequency of sampling varies and may be reduced over time.

Federal Emergency Management Agency

The Disaster Relief Act of 1974 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988 created FEMA, which is responsible for determining flood elevations and floodplain boundaries based on U.S. Army Corps of Engineers (USACE) studies. FEMA is also responsible for distributing Flood Insurance Rate Maps, which are used in the National Flood Insurance Program. These maps identify the locations of special flood hazard areas, including 100-year floodplains.

C2-1.2 State and Local

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act provides the basis for surface water and groundwater quality regulation within California. The act established the authority of the California State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB). The act requires the State, through the SWRCB and the RWQCBs, to designate beneficial uses of surface waters and groundwater and specify water quality objectives designed to protect those uses. These water quality objectives are presented in the Regional Water Quality Control Plans. The surface water quality standards for State of California include both narrative and numerical water quality objectives to keep California's waters swimmable, fishable, drinkable, and suitable for use by industry, agriculture, and the citizens of the state.

Sustainable Groundwater Management Act

The intent of the California Sustainable Groundwater Management Act (SGMA; Water Code § 10720 et seq.) is to "enhance local management of groundwater consistent with rights to use or store groundwater… [and] to preserve the security of water rights in the state to the greatest extent possible consistent with the sustainable management of groundwater." The SGMA states that "any local agency or combination of local agencies overlying a groundwater basin may elect to be a groundwater sustainability agency for that basin" (Water Code § 10723). A groundwater sustainability agency will be formed within each groundwater basin to prepare and implement a plan for long-term groundwater sustainability.

The Sacramento Central Groundwater Authority (SCGA) was formed in 2006 through a Joint Powers Agreement between the Cities of Elk Grove, Folsom, Rancho Cordova, the City of Sacramento, and the County of Sacramento to comply with the SGMA (SCGA, 2012). The SCGA Groundwater Sustainability Agency (GSA), Omochumne-Hartnell Water District (OHWD) GSA, Reclamation District (RD) 551 GSA, Sloughhouse Resource Conservation District GSA, County of Sacramento GSA, and Northern Delta GSA (NDGSA) group (collectively referenced to as the GSAs or Agencies) submitted the South American Subbasin Groundwater Sustainability Plan (GSP or Plan) for the South American Subbasin (Subbasin or SASb) to the Department of Water Resources (DWR) in 2022, and it was approved by DWR in 2023.

Title 22 California Code of Regulations

Title 22 California Code of Regulations (CCR) Division 4, Chapter 3 regulates the sources, uses, and quality standards of recycled water in the State. Article 3, Section 60304(a) requires that any recycled water used for the irrigation of food crops, parks and playgrounds, and residential

landscaping shall be a disinfected tertiary recycled water. Article 1, Section 60301.230 defines disinfected tertiary recycled water as a wastewater that has been filtered and disinfected, and which meets the following criteria:

A. The filtered wastewater has been disinfected by either: (1) A chlorine disinfection process following filtration that provides a CT (the product of total chlorine residual and modal contact time measured at the same point) value of not less than 450 milligram-minutes per liter at all times with a modal contact time of at least 90 minutes, based on peak dry weather design flow; OR (2) A disinfection process that, when combined with the filtration process, has been demonstrated to inactivate and/or remove 99.999 percent of the plaque forming units of F-specific bacteriophage MS2, or polio virus in the wastewater. A virus that is at least as resistant to disinfection as polio virus may be used for purposes of the demonstration.
B. The median concentration of total coliform bacteria measured in the disinfected effluent does not exceed a most probable number (MPN) of 2.2 per 100 milliliter (mL) using the bacteriological results of the last seven days for which analyses have been completed and the number of total coliform bacteria does not exceed an MPN of 23 per 100 mL in more than one sample in a 30-day period. No sample shall exceed an MPN of 240 total coliform bacteria per 100 mL.

Sacramento County General Plan

The Conservation Element of the Sacramento County's General Plan addresses the maintenance and preservation of the County's natural environment and efficient use of its resources. The Water Resources section describes the objectives, policies and implementation measures related to providing a safe, reliable water supply and protecting beneficial uses of Waters of the state of California (including ground and surface water) for the County.

GOAL: Ensure that a safe, reliable water supply is available for existing and planned urban development and agriculture while protecting beneficial uses of Waters of the state of California, including important associated environmental resources. Six Water Resources Objectives have been formulated as essential for achieving the Water Resources Goal:

1. Optimize the use of available surface water in all types of water years (wet/normal, dry and driest);
2. Manage groundwater to preserve sustainable yield;
3. Ensure the most efficient use of water in urban and agricultural areas;
4. Manage water supply to protect valuable water-supported ecosystems;
5. Manage the quality and quantity of urban runoff to protects the beneficial uses of surface water and groundwater;
6. Manage municipal and industrial (M&I) water supplies efficiently to serve existing and proposed development within the Urban Policy Area.

C2-2 Environmental Setting

C2-2.1 Drainage and Floodplain

The topography throughout the Project Site is relatively level terrain with elevation ranging from 5 feet to 18 feet above mean sea level (amsl). The Project Site gently slopes towards the southwest corner and a depression occurs in the northwest corner. The northwest corner of the Project Site was used for aggregate extraction and equipment storage from 2020 through 2022 and has since been graded. Upland swales located throughout the Project Site collect and direct surface water towards seasonal wetlands and a channel located on the southern portion of the site (Figure 6 in **Appendix A)**. Surface water that collects and flows in the channel eventually reaches Stone Lake located approximately 2 miles southwest of the Project Site, which is a part of the Stone Lakes National Wildlife Refuge.

FEMA routinely performs this function through the update and issuance of Flood Insurance Rate Maps (FIRMs), which depict various levels of predicted inundation. FIRM Map numbers 06067C0450H and 06067C0315J show the Project Site is located within Zone AE, a Special Flood Hazard Area, as shown in Figure 5 of **Appendix A**. This zone is associated with the 100-year floodplain and has a Base Flood Elevation of 18 feet, with a one percent chance of a flood event occurring any given year (FEMA, 2025).

C2-2.2 Surface Waters

Sacramento County is situated within the lower portion of the Sacramento River Basin, which covers 27,000 square miles from Lake Shasta to the Sacramento-San Joaquin Delta (SacRiver, 2011). The Project Site is located within the Sacramento Valley subregion of the larger Sacramento River watershed. More locally, the Project Site is within two 12-digit Hydrologic Units (HU). The majority of the Project Site is located within the Sacramento Drainage Canal watershed HU 180400121001, which covers approximately 22 square miles (14,134 acres) (USEPA, 2025). A small portion of the northeast corner of the Project Site is located within the South Stone Lake-Snodgrass Slough watershed HU 180400121002, which covers approximately 59 square miles (37,653 acres) (USEPA, 2025).

Surface water features within the Project Site include a channel, stock pond, seasonal wetland, and upland swales, as shown on Figure 6 of **Appendix A**. During the biological resources survey conducted in July 2025, these features did not contain water. The nearest waterbodies include Franklin Creek located approximately 0.4 miles north of the Project Site, which flows into North Stone Lake approximately 1.4 miles northwest of the Project Site.

Groundwater

Sacramento County is located within the north central portion of California's Great Valley Groundwater Basin, which is comprised of three hydraulically continuous sub-basins (Sacramento County, 2017). These basins have an estimated combined freshwater storage volume of 30,000,000 acre-feet (Sacramento County, 2017). The American River and Consumnes River provide the most significant recharge to these basins, with additional recharge from the Sacramento River and local streams. The Project Site is also a part of the SASb and is within the SCGA (SCGA, 2021). Over half of the municipal and agricultural water supply in Sacramento

County is via groundwater (Sacramento County, 2017). Depth to groundwater is approximately 100 feet on average, previous wells within the Project Site reached groundwater at a depth of approximately 82 to 92 feet below ground surface (bgs) (**Appendix Phase I**).

The California DWR monitors and collects groundwater measurement details across California. The nearest monitoring stations are approximately 0.75 miles southwest and 0.8 miles east of the Project Site, with site code 383610N1214825W001 and site code 383728N1214548W001, respectively (DWR, 2025). Site code 383610N1214825W001 was measured on April 2, 2025 and had a groundwater elevation of -5.04 feet and a depth to groundwater at 17.48 feet bgs (DWR, 2025). Site code 383728N1214548W001 was measured on April 2, 2025 and had a groundwater elevation of -11.68 feet and a depth to groundwater at 31.11 feet bgs (DWR, 2025). Two inactive wells previously utilized for domestic and agricultural purposes are located in the northern portion of the Project Site (**Appendix Phase I**).

Water Quality

The Federal CWA, 33 U.S.C. Section 1301 (a)(2), sets forth a goal that waters shall be "fishable and swimmable." Section 303 (d) of the CWA requires states to prepare a list of all surface waters in their jurisdiction for which beneficial uses of water (drinking, recreation, aquatic habitat, and impaired by pollutants. From this list, the state ranks the impaired waters for purposes of developing water quality control plans that include Total Maximum Daily Loads (TMDLs).

There are no waterbodies currently assessed by the USEPA within the Sacramento Drainage Canal watershed (USEPA, 2025). A small portion of the Project Site is also within the South Stone Lake-Snodgrass Slough watershed, which contains two impaired waterbodies, the Delta Waterways (eastern portion) and Meadows Slough (USEPA, 2025). The nearest impaired waterbody is the Delta Waterways (eastern portion) approximately two miles west of the Project Site (USEPA, 2025). The impaired issues for this waterbody include mercury, nuisance plants or animals, and pesticides (USEPA, 2025). There is currently a plan in place to address impairments to mercury, but none to address pesticides or non-native aquatic plants (USEPA, 2025).

C2-3 Impact Assessment

C2-3.1 Assessment Criteria

Impacts to floodplains would be considered significant if runoff from development were to result in local flooding. Groundwater impacts would be considered significant if development were to adversely affect local water supply either by reducing the availability of potable water or increasing the demand for domestic water to the point where the existing water supply system would need to be expanded. Water quality would be significantly affected if runoff generated by development were to adversely impacts water quality standards of receiving water bodies or groundwater.

C2-3.2 Alternative A – Proposed Project

Drainage and Flooding

Construction of Alternative A would occur in the northwest corner of the Project Site where it is predominantly level. Grading and earthwork, as well as balanced cut and fill, would result in

minimal changes to the existing topography. However, the Project Site is within a 100-year floodplain as designated by FEMA, and the increase in impervious surfaces would result in an increase in peak flows and total discharge from the Project Site during precipitation events. Runoff on the Project Site currently flows to points of lower topography, including a series of swales, a stock pond, and a channel, as shown on Figure 6 of **Appendix A**. Design elements for Alternative A would include stormwater drainage infrastructure that would collect, detain, and convey runoff on the Project Site to prevent flooding and other adverse effects related with runoff. Mitigation in Section C2-4 includes preparation of a grading and drainage plan by a licensed engineer and appropriately sizing stormwater drainage infrastructure to offset any lost floodplain capacity. With implementation of mitigation, floodplain capacity would be maintained, post-construction runoff rates would not exceed pre-construction rates, and potentially impaired stormwater would not be discharged off-site.

Additionally, construction impacts under Alternative A would include ground-disturbing activities that could lead to the erosion of topsoil. Construction activities would also include the routine use of potentially hazardous construction substances, such as concrete washings, oil, and grease that could spill onto the ground and dissolve into stormwater. Regulated construction activities impacting greater than one acre are required to apply for coverage under the NPDES Construction General Permit, which requires preparation of a SWPPP prior to ground disturbance. The SWPPP would include BMPs to reduce potential surface water contamination during storm events. BMPs would include, but would not be limited to, those presented in **Appendix B**. BMPs within the SWPPP would minimize adverse impacts to the local and regional watershed from construction activities associated with Alternative A by reducing erosion, reducing the risk of soil contamination from construction materials (e.g., fuel, fertilizer, paint), and preventing the movement of loose soil into waterways. In addition to BMPs that would be part of the SWPPP, dust suppression BMPs included in **Appendix B** would be implemented to reduce fugitive dust or loose soil from dispersing offsite.

There would be a less-than-significant impact with mitigation.

Water Supply

Water would likely be supplied from a new groundwater well if the one or both inactive wells are determined to be unusable. Water quality would be achieved by multi-staged filtration and treatment to meet USEPA drinking water standards (USEPA, 2024). An appropriately sized water storage tank would be constructed to meet water demands and provide water storage to support fire flow demands. Groundwater was previously utilized within the Project Site for agricultural and domestic purposes and was located at a depth greater than 80 feet bgs.

Underlying groundwater is sourced from the SASb, a part of the Great Valley Groundwater Basin. The latest annual report from the SCGA for the SASb was completed in March 2019. The total groundwater extracted for the subbasin was 218,521 acre feet (AF) and was below the long-term average annual sustainable yield of 273,000 AF (SCGA, 2019). A net increase in storage over the subbasin was noted and attributed to recovery from drought and reduced reliance on groundwater by agriculture (SCGA, 2019).

Water uses within the Project Site would be minimal compared to the overall capacity of the groundwater basin. Wells would be drilled that meet the appropriate water demands and storage

needs for Alternative A and would not significantly contribute to the depletion of water within the groundwater basin or subbasins. Therefore, Alternative A would not impede the availability of water resources and impacts to water supply would be less than significant and no mitigation measures are warranted.

Water Quality

Surface and groundwater quality could be adversely affected if pollutants were to enter off-site waterways during construction or operation of Alternative A. However, the potential for contaminants to enter the environment would be reduced with adherence to the provisions of the CWA, specifically the terms of the NPDES Construction General Permit, which include the preparation and implementation of a site-specific SWPPP and stormwater BMPs.

Treated wastewater effluent has the potential to enter groundwater through land application (spray field or drip irrigation) that percolates through soil eventually entering the water table. Wastewater treatment would adhere to USEPA standards and 40 CFR Part 503 for land application in order to reduce potential harm to human health and environment. Therefore, impacts to water quality would be less than significant with adherence to treatment standards and no mitigation measures are warranted.

C2-3.3 Alternative B – No Action

Under Alternative B, the Project Site would remain in its current state. There would be no new impacts to water resources, and existing water uses and drainage would continue. No adverse impacts to water resources would occur under the No Action alternative.

C2-4 Mitigation Measures

- A licensed engineer shall prepare a grading and drainage plan upon preparation of design plans.
- A topographic survey shall be completed to confirm drainage calculations for sizing stormwater detention infrastructure to accommodate 100-year 24-hour rain events.
- Areas proposed for development within the 100-year floodplain shall be balanced to avoid off-site flooding impacts and designed to route stormwater to onsite detention/retention basins sized to handle flood events.
- Appropriate water quality treatment design measures shall be implemented to ensure potentially impaired stormwater is not discharged off-site.

C3 AIR QUALITY

C3-1 Regulatory Setting

C3-1.1 Federal

Clean Air Act of 1970

The Clean Air Act (CAA; 42 USC Chapter 85) is the federal legislation for the protection of air quality. The CAA gives the USEPA authority to regulate air quality by promulgating standards and levels for air quality and enforcing those standards and levels on federal, state, and tribal land. The CAA requires the USEPA to regulate hazardous air pollutants (HAPs), which are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects.

The Federal CAA of 1970, as amended, establishes air quality standards for several criteria air pollutants (CAPs): ozone (O_3), carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead (Pb). These pollutants are termed "criteria" pollutants because the USEPA has established specific concentration threshold criteria based upon specific medical evidence of health effects or visibility reduction, soiling, nuisance, and other forms of damage. These National Ambient Air Quality Standards (NAAQS) are divided into primary and secondary standards. Primary standards are designed to protect public health, and secondary standards are intended to protect public welfare from effects such as visibility reduction, soiling, nuisance, and other forms of damage. NAAQS and California Ambient air quality standards (CAAQS) are presented in **Table C3-1.**

Areas are designated attainment, nonattainment, or maintenance by the USEPA depending on whether the area is below or exceeds the established NAAQS. Nonattainment areas must take steps towards attainment within a specific period of time. Once an area reaches attainment for a particular criteria pollutant, then the area is re-designated to attainment. The CAA places most of the responsibility on states to achieve compliance with the NAAQS. States, municipal statistical areas, and counties that contain areas of nonattainment are required to develop a State Implementation Plan (SIP), which outlines policies and procedures designed to bring the state into compliance with the NAAQS.

Table C3-1: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards Concentration	National Standards Primary	National Standards Secondary
Ozone (O_3)	1 hour	0.09 ppm (180 µg/m^3)	–	Same as primary standard
Ozone (O_3)	8 hours	0.070 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	
Respirable particulate matter (PM_{10})	24 hours	50 µg/m^3	150 µg/m^3	Same as primary standard
Respirable particulate matter (PM_{10})	Annual arithmetic mean	20 µg/m^3	–	
Fine particulate matter ($PM_{2.5}$)	24 hours	–	9 µg/m^3	Same as primary standard
Fine particulate matter ($PM_{2.5}$)	Annual arithmetic mean	12 µg/m^3	12 µg/m^3	15 µg/m
Carbon monoxide (CO)	8 hours	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	–
Carbon monoxide (CO)	1 hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	–
Carbon monoxide (CO)	8 hours (Lake Tahoe)	6 ppm (7 mg/m^3)	–	–
Nitrogen Dioxide (NO_2)	Annual arithmetic mean	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as primary standard
Nitrogen Dioxide (NO_2)	1 hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)	–
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	–	0.030 ppm (for certain areas) [h]	–
Sulfur Dioxide (SO_2) [9]	24 hours	0.04 ppm (105 µg/m^3)	0.14 ppm (for certain areas)	–
Sulfur dioxide (SO_2)	3 hours	–	–	0.5 ppm (1,300 µg/m^3)
Sulfur dioxide (SO_2)	1 hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	–
Lead (Pb)	30-day average	1.5 µg/m^3	–	–
Lead (Pb)	Calendar quarter	–	1.5 µg/m^3 (for certain areas)	Same as primary standard
Lead (Pb)	Rolling 3- month average	–	0.15 µg/m3	
Visibility-reducing particles	8 hours	See footnote [1]	No national standards	No national standards

Pollutant	Averaging Time	California Standards Concentration	National Standards Primary	National Standards Secondary
Sulfates	24 hours	25 µg/m3	No national standards	No national standards
Hydrogen sulfide	1 hour	0.03 ppm (42 µg/m^3)	No National Standards	No National Standards
Vinyl Chloride	24 hours	0.01 ppm (26 µg/m^3)	No National Standards	No national standards

Notes: µg/m^3 = micrograms per cubic meter; mg/m^3 = milligrams per cubic meter; ppb = parts per billion; ppm = parts per million

[1] In 1989, the Air Resources Board converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively

Source: California Air Resources Board (CARB), 2024

Ozone

Photochemical reactions involving reactive organic gases/volatile organic compounds (ROG/VOC) and nitrogen oxides (NO_X) resulting from the incomplete combustion of fossil fuels are the largest source of ground-level O_3. Because photochemical reaction rates depend on the intensity of ultraviolet light and air temperature, O_3 is primarily a summer air pollution problem. As a photochemical pollutant, O_3 is formed only during daylight hours under appropriate conditions. However, it is destroyed throughout the day and night. O_3 is considered a regional pollutant as the reactions forming it take place over time and are often most noticeable downwind from the sources of the emissions. The Sacramento Valley Air Basin is designated as nonattainment for O_3 by the USEPA (USEPA, 2025a).

Particulate Matter 2.5

Particle pollution is a mixture of microscopic solids and liquid droplets suspended in air. This pollution, also known as $PM_{2.5}$, is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, soil or dust particles, and allergens (such as fragments of pollen or mold spores). The size of particles is directly linked to their potential for causing health problems. Particles smaller than 2.5 µm pose the greatest problems because they can be inhaled deep into the lungs. Exposure to such particles can affect respiratory system function The Sacramento Valley Air Basin is designated as nonattainment for $PM_{2.5}$ by the USEPA (USEPA, 2025a).

Carbon Monoxide

CO is not readily dispersed throughout the atmosphere; therefore, it is considered a localized air quality issue as it is close to the emission source. CO emissions generally cause an acute (short-term) health threat. CO is a pollutant of concern at major signalized intersections (greater than 100,000 vehicles per day) that exhibit prolonged vehicle idling times. The Sacramento Valley Air Basin is designated as attainment (maintenance) for CO by the USEPA (USEPA, 2025a).

Hazardous Air Pollutants

In addition to the above-listed CAPs, HAPs are a group of chemical pollutants which can cause adverse effects to human health and/or the environment. The USEPA has developed a list of over 188 airborne chemicals that it considers HAPs. Sources of HAPs include industrial processes, such as petroleum refining and chrome plating operations; commercial operations, such as gasoline stations and dry cleaners; cigarette smoke; and motor vehicle exhaust. Cars and trucks release at least 40 different HAPs. The most important, in terms of health risk, are diesel particulate matter (DPM), benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Health effects of HAPs can include cancer, birth defects, and neurological damage.

HAPs are less pervasive in the urban atmosphere than CAPs but are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse human health effects. The majority of the estimated health risk from HAPs can be attributed to relatively few compounds. The most important HAPs are found in DPM. Diesel engines emit a complex mixture of air pollutants, composed of gaseous and solid material. Diesel exhaust contains a variety of harmful gases and over 40 other cancer-causing substances, and the visible emissions in diesel exhaust are PM that includes carbon particles or "soot." Exposure to DPM is a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. Due to the controversy surrounding DPM, an assessment of the potential impacts of DPM releases has been included in **Section C3-3**.

Federal General Conformity

Under the General Conformity Rule, updated in 2010, the lead agency with respect to a federal action is required to demonstrate that the proposed federal action conforms to the applicable SIP before the action is taken. There are two phases to demonstrate general conformity:

- The Conformity Review process, which entails an initial review of the federal action to assess whether a full conformity determination is necessary.
- The Conformity Determination process, which requires that a proposed federal action be demonstrated to conform to the applicable SIP.

The Conformity Review requires the lead agency to compare estimated emissions to applicable general conformity levels (40 CFR 93.153 [b][1] and [2]), which can be seen in **Table C3-2** and **Table C3-3**. If the emission estimates from step one are below the applicable threshold(s), then a general conformity determination is not necessary and the full Conformity Determination is not required. If emission estimates are greater than the applicable threshold(s), the lead agency must conduct a Conformity Determination.

Table C3-2: 40 CFR 93.153 [b][1] Emission Rates for Nonattainment Areas (NAAs)

Pollutant	Tons per Year
Ozone (VOC's or NOX):	
Serious NAA's	50
Severe NAA's	25
Extreme NAA's	10

Pollutant	Tons per Year
Other ozone NAA's outside ozone transport region	100
Other ozone NAA's inside an ozone transport region:	
VOC	50
NOx	100
Carbon Monoxide: all maintenance areas	100
SO_2 or NO_2: All NAAs	100
PM_{10}:	
Moderate NAA's	100
Serious NAAs	70
$PM_{2.5}$ (direct emissions, SO2, NO_X, VOC, and Ammonia):	
Moderate NAA's	100
Serious NAAs	70
PD: all NAA's	25

Table C3-3: 40 CFR 93.153 [b][2] Emission Rates for Maintenance Areas

Pollutant	Tons per Year
Ozone (NO_X), SO_2 or NO_2:	
All maintenance areas	100
Ozone (VOC's)	
Maintenance areas inside an ozone transport region	50
Maintenance areas outside an ozone transport region	100
Carbon monoxide: All maintenance areas	100
PM_{10}: All maintenance areas	100
$PM_{2.5}$ (direct emissions, SO_2, NO_X, VOC, and Ammonia)	100
All maintenance areas	100
Pb: All maintenance areas	25

Federal Class I Areas

The CAA designates all international parks, national wilderness areas, and memorial parks larger than 5,000 acres and national parks larger than 6,000 acres as "Class I areas." The CAA prevents significant deterioration of air quality in Class I areas under the Prevention of Significant Deterioration (PSD) Program. The PSD Program protects Class I areas by allowing only a small increment of air quality deterioration in these areas by requiring assessment of potential impacts on air quality related values of Class I areas.

Any major source of emissions within 100 kilometers (62.1 miles) from a federal Class I area is required to conduct a pre-construction review of air quality impacts on the area(s). A "major

source" for the PSD Program is defined as a facility that will emit (from direct stationary sources) 250 or more tons per year (tpy) of regulated pollutant. For certain industries, these requirements apply to facilities that emit (through direct stationary sources) 100 tpy or more of a regulated pollutant. Mobile sources (e.g., vehicle emissions) are by definition not stationary sources and are therefore not subject to the PSD program.

Tribal New Source Review

The Tribal Minor New Source Review (NSR) permitting program was established by the USEPA under the CAA. The minor NSR program applies to both new minor sources and minor modifications to both major and minor projects in attainment and nonattainment areas. Common sources associated with commercial land uses include gas stations, emergency generators, and natural gas-fired boilers, water heaters and space heaters. A permit under the minor NSR program would be required on tribal trust land if stationary source emissions of regulated pollutants would exceed the thresholds presented in 40 CFR 49.153, Table 1 (presented in **Table C3-4**). This permit serves as a preconstruction permit containing limitations and other restrictions specifying the construction, modification, and operation of a minor source.

Table C3-4: Tribal Minor New Source Review Thresholds

Pollutant	Emissions Thresholds for Nonattainment Areas (tpy)	Emissions Thresholds for Attainment Areas (tpy)
NO_X	5	10
ROG	2	5
PM	5	10
PM_{10}	1	5
$PM_{2.5}$	0.6	3
CO	5	10
SO_2	5	10
Pb	0.1	0.1

Source: 40 CFR 49.153.

C3-1.2 State and Local

California Clean Air Act of 1988

The California Air Resources Board (CARB) oversees air quality planning and control throughout California. CARB is primarily responsible for ensuring implementation of the California Clean Air Act (CCAA), responding to the CAA requirements, and regulating emissions from motor vehicles and consumer products in the State. CARB has established emissions standards for vehicles sold in California and for various types of equipment available commercially. It also sets fuel specifications to further reduce vehicular emissions.

The CCAA establishes ambient air quality standards for the state (CAAQS) and a legal mandate to achieve these standards by the earliest practical date. These standards apply to the same six criteria pollutants as the CAA and also include sulfate, visibility, hydrogen sulfide, and vinyl

chloride. They are generally more stringent than the NAAQS and, in the case of PM_{10} and NO_2, are far more stringent.

CAAQS are health-based to protect the health and welfare of the populace with a reasonable margin of safety. These pollutants include ozone, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, sulfates, lead, hydrogen sulfide, vinyl chloride, and visibility-reducing particles.

Sacramento Metropolitan Air Quality Management District

The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for maintaining healthy air quality and ensuring compliance with federal and state air quality standards. The District's clean air strategy includes preparing attainment plans, adopting and enforcing rules and regulations for air pollution sources, and issuing permits for stationary sources. The rules most relevant to Alternative A are summarized below:

Rule 201 – General Permit Requirements: Aims to provide an orderly procedure for the review of new sources of air pollution and the modification and operation of existing sources through the issuance of permits.

Rule 402 – Nuisance: Aims to protect the public's health and welfare from the emission of air contaminants which constitute a nuisance.

Rule 403 – Fugitive Dust: Aims to reasonably regulate operations which periodically may cause fugitive dust emissions into the atmosphere.

Rule 404 – Particulate Matter: Aims to limit the quantity of particulate matter in the atmosphere through establishment of an emission concentration limit.

Rule 442 – Architectural Coatings: Aims to limit the emissions of VOCs from the use of architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District.

Rule 448 – Gasoline Transfer into Stationary Storage Containers: Aims to limit emissions resulting from the transfer of gasoline into any stationary storage container or delivery vessel, or from the pump-out of gasoline from any stationary storage container, delivery vessel, or vehicle fuel tank.

Rule 449 – **Transfer of Gasoline into Vehicle Fuel Tanks**: Aims to limit to emissions of gasoline vapor into the atmosphere when motor vehicle fuel tanks are filled.

Rule 453 – Cutback and Emulsified Asphalt Paving Materials: Aims to limit emissions of VOCs from the use of cutback and emulsified asphalt in paving materials, paving and maintenance operations (CARB, 2025).

Sacramento County General Plan

The Air Quality Element of the Sacramento County General Plan outlines the following goals and policies related to air quality:

Goal: Improve air quality to promote the public health, safety, welfare, and environmental quality of the community.

Policy AQ-3: Buffers and/or other appropriate exposure reduction measures shall be established on a project-by project basis and incorporated during review to provide for protection of sensitive receptors from sources of air pollution or odor.

Policy AQ-16: Prohibit the idling of on-and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period of time greater than five minutes in any one-hour period.

Policy AQ-17: Promote optimal air quality benefits through energy conservation measures in new development

Policy AQ-21: Support SMAQMD's particulate matter control measures for residential wood burning and fugitive dust (Sacramento County, 2022).

C3-2 Environmental Setting

C3-2.1 Regional Meteorology

The Project Site is located in the southern portion of the Sacramento Valley Air Basin (SVAB), which coincides with Sacramento County. The SVAB is bounded by the North Coast Ranges on the west and the Northern Sierra Nevada Mountains on the east and is often described as a bowl-shaped valley. The Sacramento Valley has a Mediterranean climate, characterized by hot dry summers and mild rainy winters. During the year the temperature may range from 20 to 115 degrees Fahrenheit with summer highs usually in the 90s and winter lows occasionally below freezing. The prevailing winds are moderate in strength and vary from moist breezes from the south to dry land flows from the north (SMAQMD, 2020).

C3-2.2 Air Quality

The mountains surrounding the Sacramento Valley create a barrier to airflow, which can trap air pollutants in the valley when meteorological conditions are right, and a temperature inversion exists. Air stagnation in the autumn and early winter occurs when large high-pressure cells lie over the valley. The lack of surface wind during these periods and the reduced vertical flow caused by less surface heating reduces the influx of outside air and allows pollutants to become concentrated in the air. Ozone is the primary pollutant of concern in the SVAB. The ozone season (May–October) is characterized by stagnant morning air or light winds, followed by a southwest Delta breeze in the afternoon that typically transports pollutants northward. On about half the days from July through September, however, a phenomenon known as the "Schultz Eddy" causes winds and pollutants to recirculate southward, worsening pollution levels and increasing the likelihood of violating state and federal air quality standards (SMAQMD, 2020).

Attainment Status

The Project Site is currently within the jurisdictional area of the SMAQMD. The SMAQMD regulates air pollutant emissions from stationary sources within Sacramento County, including the Project Site. However, once the Project Site is taken into federal trust, air quality would be under the jurisdiction of the USEPA.

To determine conformance with the NAAQS, states are responsible for providing ambient air monitoring data to the USEPA. The USEPA then determines, using the violation criteria, if the results of the monitoring data indicate compliance with the NAAQS. The USEPA classifies areas in compliance with the NAAQS as being in "attainment." Areas that do not meet the NAAQS are classified as being in "nonattainment" by the USEPA. Maintenance areas are those that have been redesignated from nonattainment to attainment and are subject to a Maintenance Plan prepared by the state, which demonstrates how the area will continue to meet the NAAQS.

As shown in **Table C3-6**, Sacramento County, where the Project Site is located, is designated nonattainment for ozone and $PM_{2.5}$ and attainment/maintenance for CO and PM_{10} under federal air quality standards. The County meets federal standards or is unclassifiable for all other criteria pollutants.

Table C3-6: Sacramento County NAAQS Attainment Status

Pollutant	NAAQS
Ozone (8-hour)	Nonattainment (Severe) [1]
PM_{10} (24-hour, annual)	Attainment (Maintenance)
$PM_{2.5}$ (annual)	Nonattainment (Moderate)
Carbon Monoxide (8-hour, 1-hour)	Attainment (Maintenance)
Nitrogen Dioxide (annual, 1-hour)	Attainment/Unclassified
Sulfur Dioxide (24-hour,1-hour)	Attainment/Unclassified
Lead (30-day average)	Attainment/Unclassified

Notes:
[1] Sacramento County is currently classified as serious nonattainment for 8-hour ozone (2015 standard); however, a voluntary reclassification to severe nonattainment has been requested by SMAQMD. Therefore, the severe designation is conservatively applied.
PM_{10}: Particulate matter with diameters that are generally 10 micrometers and smaller
$PM_{2.5}$: Particulate matter with diameters that are generally 2.5 micrometers and smaller
Source: USEPA, 2025a, SMAQMD, 2022

Sensitive Receptors

Sensitive receptors are generally defined as land uses that house or attract people who are susceptible to adverse effects from air pollution emissions and, as such, should be given special consideration when evaluating air quality impacts from projects. Sensitive receptors include facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent homes, parks and recreational facilities, and residential areas are examples of sensitive receptors.

The nearest sensitive receptors to the Project Site include residences located approximately 0.30 miles east of the proposed development area, with additional residences located approximately 0.36 miles west, across Interstate 5 (I-5).

C3-3 Impact Assessment

C3-3.1 Assessment Criteria

Development and operation of Alternative A would emit CAPs, HAPs, and CO_2e emissions. This section presents the methodology used to assess the affected environment and to evaluate the potential air quality effects of the project alternatives. Adverse impacts to ambient air quality could result if either construction or operation would result in violations of the CAA provisions, or if emissions would impede the ability of the State to meet NAAQSs.

C3-3.2 Methodology

Construction Analysis

Construction of Alternative A was assumed to begin in April 2028 and continue for a duration of approximately 12 months. Construction activities would include land clearing, grading, building construction, and site improvements for parking and circulation. Effects on air quality during construction were evaluated by estimating the quantity of each CAP emitted over the duration of the construction period. Particulate matter (PM_{10} and $PM_{2.5}$) are the pollutants of concern resulting during earth-moving and fine grading activities. VOCs, NO_X, SO_2, CO, CO_2e, and DPM emissions would be emitted from heavy equipment due to the combustion of diesel fuel. Construction-related emissions were quantified using the California Emissions Estimator Model (CalEEMod) Version 2022.1. Emissions results are summarized below and included in **Appendix D**.

Operation Analysis

Annual operation emissions for Alternative A were calculated using CalEEMod. Operational vehicle trips were sourced from **Appendix G**. To provide a conservative estimate under the Convenience Store/Gas Station land use, a scenario with up to 24 fueling positions was utilized. **Appendix D** includes the assumptions and inputs incorporated into CalEEMod.

Hazardous Air Pollutants

Construction activities would generate short-term emissions of HAPs, primarily DPM from off-road heavy-duty equipment exhaust and diesel-fueled haul trucks. Operational HAP emissions are typically associated with uses such as manufacturing sites, dry cleaners, gasoline stations, and other industrial facilities. Gasoline stations, in particular, release benzene, ethylbenzene, toluene, xylenes, and naphthalene during fuel transfer, venting, and refueling. While the Tribe has no current plans for development under Alternative A, they have outlined a reasonably foreseeable commercial scenario that will likely include a gasoline fueling station. As a result, Alternative A could lead to HAP emissions during fueling operations. Construction- and operation-related HAP emissions are further discussed in the emissions analysis below.

Federal General Conformity

Conformity regulations apply to federal actions that would cause emissions of CAPs above certain levels to occur in locations designated as nonattainment or maintenance areas for the emitted pollutants. As discussed in **Section C3-2**, the Project Site is located in an area that is designated

nonattainment for ozone and $PM_{2.5}$ and attainment (maintenance) for CO and PM_{10} under federal air quality standards. All other pollutants are designated attainment or unclassifiable. If project emissions are equal to or exceed applicable levels for any CAP provided in 40 CFR §93.153 (b)(1) and (2), then a federal general conformity determination analysis would be required. Stationary sources are exempt under conformity regulations and therefore not subject to *de minimis* levels. The requirement for a conformity determination for Alternative A is discussed below.

CO_2e Emissions

Impacts resulting from CO_2e emissions were calculated using CalEEMod and are discussed in Section C13-3 of **Appendix C13**.

Federal Class I Areas

The nearest Class I area is Mokelumne Wilderness, approximately 85 miles from the Project Site (USEPA, 2025b). As the Project Site is not within 100 kilometers (62.1 miles) of the Class I area, no additional PSD program analysis is required.

Tribal New Source Review

Alternative A may include stationary sources subject to NSR permitting requirements. Common sources associated with commercial land uses include gasoline dispensing stations, emergency generators, and natural gas-fired boilers, water heaters, and space heaters. Gasoline dispensing facilities in Indian Country are subject to regulation under the NSR program. While the Tribe is not currently proposing specific development under Alternative A, they have outlined a reasonably foreseeable commercial development scenario that will likely include a gasoline fueling station. If pursued, the Tribe would be required to apply for an NSR permit for any sources exceeding the thresholds identified in **Table C3-4.**

C3-3.3 Alternative A – Proposed Project

Construction Emissions

Construction of Alternative A would result in the temporary generation of emissions from the use of heavy-duty diesel construction equipment and worker and vendor vehicle trips. Fugitive dust, the dominant source of PM_{10} and $PM_{2.5}$ emissions, is generated when vehicles and equipment disturb soil and other friable materials. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. Off-road construction equipment is often diesel-powered and can be a substantial source of NO_X emissions, in addition to PM_{10} and $PM_{2.5}$ emissions. Painting, worker commute trips, and asphalt paving are dominant sources of VOC emissions. Such air quality effects generally would be temporary and localized. The estimated construction emissions are shown in **Table C3-7**, with detailed output files included in **Appendix D**.

Table C3-7: Construction Emissions of Criteria Pollutants (tons/year) – Alternative A

Emissions	NO_X	VOC	CO	SO_2	PM_{10}	$PM_{2.5}$
2028	1.12	0.13	1.57	< 0.005	0.20	0.12
2029	0.19	0.12	0.30	< 0.005	0.01	0.01
Maximum Year Emissions	1.12	0.13	1.57	< 0.005	0.20	0.12
De minimis Level	25	25	100	N/A	100	100
Exceed Level?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: N/A = Not Applicable. *De minimis* levels are only applicable for projects in nonattainment and maintenance areas.
Source: **Appendix D**

As shown in **Table C3-7**, emissions of individual criteria pollutants from the construction of Alternative A would not exceed applicable *de minimis* levels; therefore, a conformity determination is not required for these pollutants during construction. Construction emissions would be reduced with the implementation of standard construction BMPs described in **Appendix B** including, but not limited to, site watering, street sweeping, limits on vehicle speed on site, and minimization of vehicle idling. These BMPs would control the production of fugitive dust (PM_{10} and $PM_{2.5}$) and reduce emissions of CO_2e, criteria pollutants, and DPM. This would reduce the overall quantity of these emissions and dust that could disperse off-site and negatively affect neighboring areas. Therefore, construction of Alternative A would not result in significant effects on regional air quality, and no mitigation measures are warranted.

Hazardous Air Pollutants

Construction-related activities would result in the generation of HAPs, specifically DPM from diesel-powered equipment exhaust. These emissions could affect nearby sensitive receptors, the closest of which is located approximately 0.30 miles east of the proposed development area. However, construction would be temporary, lasting only 12 months, which is a relatively short duration compared to the long-term exposure periods (e.g., 30 years or more) typically associated with health risk impacts from HAPs. Given the temporary nature of construction and the relatively short duration of potential exposure, the likelihood of any one sensitive receptor experiencing prolonged exposure to HAP emissions is low. Furthermore, operational emissions of $PM_{2.5}$, as shown in **Table C3-7**, are minor, and DPM, which is a subset of $PM_{2.5}$, is also highly dispersive. Implementation of construction BMPs described in **Appendix B** would further reduce emissions of DPM. As such, construction-related HAP emissions are not expected to pose a health risk to nearby residents. Construction of Alternative A would not result in significant effects on regional air quality, and no mitigation measures are warranted.

Operation Emissions

Buildout and operation of Alternative A would result in the generation of mobile emissions from patron, employee, and delivery vehicles, as well as stationary-source emissions from combustion of natural gas in heating units, and other equipment. The estimated operational emissions are

shown in **Table C3-8**, with detailed calculations of vehicle and area emissions included in **Appendix D**.

Table C3-8: Operation Emissions of Criteria Pollutants (tons/year) – Alternative A

Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Annual Emissions	9.09	6.98	55.8	0.13	12.2	3.17
De minimis Levels	25	25	100	N/A	100	100
Exceed Level?	No	No	No	N/A	No	No

Notes: N/A = Not Applicable. *De minimis* levels are only applicable for projects in nonattainment and maintenance areas.
Source: **Appendix D**

As shown in **Table C3-8**, emissions of individual criteria pollutants from the operation of Alternative A would not exceed applicable *de minimis* levels; therefore, a conformity determination is not required for these pollutants during operation. Operational emissions would be reduced with implementation of BMPs described in **Appendix B**, including adherence to applicable building standards and use of energy and water saving appliances. Therefore, operation of Alternative A would not result in significant effects on regional air quality, and no mitigation measures are warranted.

Hazardous Air Pollutants

While the Tribe is not currently proposing specific development under Alternative A, they have outlined a reasonably foreseeable commercial scenario that will likely include the development of a gasoline fueling station. If developed, operation of the fueling station could result in the release of HAPs, including benzene, ethylbenzene, toluene, xylenes, and naphthalene from gasoline vapors. The Tribe would be required to apply for coverage under the NSR program for the operation of any stationary sources, including the fueling station, that exceed emission thresholds identified in **Table C3-4**. Compliance with the NSR program would require emission limitations and monitoring and reporting requirements. With adherence to the NSR permitting requirements, operation of Alternative A would not result in significant adverse impacts associated with regional air quality and no mitigation measures are warranted.

C3-3.4 Alternative B – No Action Alternative

Under the No Action Alternative, the Project Site would remain as it is and none of the construction or operational air quality impacts identified for Alternative A would occur. There would be no impact.

C3-4 Mitigation Measures

There are no mitigation measures for air quality.

C4 BIOLOGICAL RESOURCES

C4-1 Regulatory Setting

C4-1.1 Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA) protects species at risk of extinction. The U.S. Fish and Wildlife Service (USFWS) and the National Oceanic and Atmospheric Administration Fisheries Service (NOAA Fisheries) share responsibility for implementing FESA. Generally, USFWS manages terrestrial and freshwater species, while NOAA is responsible for marine and anadromous species. Section 9 (§ 1538) prohibits the "take" of a listed species by anyone, including private individuals and state and local agencies. Threatened and endangered species on the federal list (50 CFR Sections 17.11 and 17.12) are protected from take.

Pursuant to the requirements of the FESA, a federal agency reviewing a proposed project within its jurisdiction must determine whether any federally listed species may be present on a project site and whether a project will have an adverse impact upon such species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species that is proposed for listing under the FESA or to result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC Section 1536[3], [4]).

Magnuson-Stevens Act and Sustainable Fisheries Act

The Magnuson–Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) is the primary law that governs marine fisheries management in U.S. federal waters. First passed in 1976, the Magnuson-Stevens Act fosters the long-term biological and economic sustainability of marine fisheries. The Sustainable Fisheries Act of 1996 (Public Law 104-297) amended the Magnuson-Stevens Act and established new requirements for fishery management councils to identify and describe Essential Fish Habitat (EFH). EFH is defined as those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity. The Sustainable Fisheries Act directed fishery management councils to protect, conserve, and enhance EFH for the benefit of fisheries. The Sustainable Fisheries Act also established a federal EFH consultation process that advises federal agencies to avoid, minimize, mitigate, or otherwise offset adverse effects on EFH. Consultation is required if a federal agency has authorized, funded, or undertaken a proposed activity that may adversely affect EFH.

Migratory Bird Treaty Act

Migratory birds are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21).

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act was originally enacted in 1940 to protect bald eagles and was later amended to include golden eagles (16 USC Subsection 668-668). This act prohibits take, possession, and commerce of bald and golden eagles and associated parts, feathers, nests, or eggs with limited exceptions. The definition of take is the same as the definition under the FESA. In 2007, the bald eagle was federally delisted under FESA. However, the provisions of the Bald and Golden Eagle Protection Act remain in place for protection of bald and golden eagles.

Clean Water Act - Sections 404 and 401

Any project that involves discharge of dredged or fill material into navigable waters of the U.S. must first obtain authorization from the USACE, under Section 404 of the CWA. Projects on trust land requiring a 404 permit under the CWA also require a Section 401 certification from USEPA. These two agencies also administer the NPDES general permits for construction activities disturbing one acre or more.

C4-1.2 State and Local

California Endangered Species Act

The California Endangered Species Act (CESA) declares that deserving plant or animal species will be given protection by the State because they are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the State. The CESA established that it is State policy to conserve, protect, restore, and enhance State listed species and their habitats. Under State law, plant and animal species may be formally listed by the California Fish and Game Commission. CESA authorizes that private entities may take listed species under the FESA and CESA, pursuant to a federal incidental take permit issued in accordance with Section 10 of the FESA, if the California Department of Fish and Wildlife (CDFW) certifies that the incidental take statement or incidental take permit is consistent with CESA (California Fish & Game Code § 2080.1[a]).

California Fish and Game Code

The California Fish and Game Code prohibits take of a species listed under CESA (California Fish and Game Code § 2080), or otherwise designated as special status (California Fish and Game Code §§ 3511, 4700, and 5050). Section 2081(b) and (c) of the CESA allows CDFW to issue an incidental take permit for a State listed species if specific criteria outlined in Title 14 CCR §§ 783.4(a), (b) and CDFW Code § 2081(b) are met.

The Fish and Game Code § 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird except as otherwise provided by the code. Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the taxonomic order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird. Further, Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA or any part of such migratory non-game bird except as provided by rules and regulations adopted by the U.S. Secretary of the Interior under provisions of the MBTA. CDFW cannot provide take authorization of a species protected by the MBTA.

Native Plant Protection Act of 1977

The Native Plant Protection Act of 1977 and implementing regulations in Section 1900 et seq. of the California Fish and Game Code designate special-status plant species and provide protective measures for these species. CDFW administers the Native Plant Protection Act.

South Sacramento Habitat Conservation Plan

The Project Site lies within the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP is a regional effort designed to provide certain development and infrastructure projects (Covered Activities) with streamlined, predictable federal and state permitting processes while creating a Preserve System to protect habitat, open space, and agricultural lands. The Plan covers an area of 317,655 acres in unincorporated Sacramento County, the City of Galt, and the southern half of the City of Rancho Cordova (Plan Area). The SSHCP Conservation Strategy provides for conservation of 28 species ("Covered Species") and 17 land cover types, and sets impact avoidance, minimization and mitigation measures for impacts of Covered Activities. The SSHCP also protects wetlands and waters of the Plan Area, and conserves natural communities in the Plan Area.

Of the 28 Covered Species, 11 are currently listed as threatened or endangered under the California ESA or the federal ESA. These species were selected for coverage based on their potential to occur within the Plan Area, their potential to be adversely affected by Covered Activities in the Plan Area, the availability of information to adequately evaluate impacts to the species, and the ability to adequately protect the species

Sacramento County General Plan

The Conservation Element of the Sacramento County General Plan addresses the need for the maintenance and preservation of its natural environment and efficient use of its resources identified by the County. The Element is intended to analyze the County's resources and determine policies for their use and conservation.

GOAL: Preserve and manage natural habitats and their ecological functions throughout Sacramento County.

Objective: Mitigate and restore for natural habitat and special status species loss.

Policies: 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 function: vernal pools, wetlands, riparian, native vegetative habitat, and special status species habitat.

GOAL: Preserve, enhance and restore special status species habitat in Sacramento County to aid in the recovery of these species.

Objective: Protect and maintain habitat for special status species.

Policies: CO-75. Maintain viable populations of special status species through the protection of habitat in preserves and linked with natural wildlife corridors.

GOAL: Preserve, protect, and manage the health and integrity of aquatic resources in Sacramento County.

GOAL: Preserve, protect, and enhance natural open space functions of riparian, stream and river corridors.

Objective: Protect and restore natural stream functions.

Policies: CO-105a. Encourage flood management designs that respect the natural topography and vegetation of waterways while retaining flow and functional integrity. (Added 2016).

CO-106. Realigned or modified channels should retain topographic diversity including maintaining meandering characteristics, varied berm width, naturalized side slope, and varied channel bottom elevation.

C4-2 Environmental Setting

C4-2.1 Methodology

Acorn Environmental biologists Dr. Geo Graening and Kimberlina Gomez conducted a biological resources survey of the Project Site on July 14, 2025 to identify habitat types, state or federally listed species, suitable habitat for state or federally listed species, potential waters of the U.S., and other sensitive biological resources on the Project Site. A variable-intensity pedestrian survey was conducted across the Project Site. Fauna and flora observed were recorded in a field notebook and identified to the lowest possible taxon; observed species are listed in **Appendix E-2**. Survey efforts emphasized the search for federally listed species with potential to occur in the vicinity of the Project Site. Habitat types on the Project Site were mapped on aerial photographs and information on habitat conditions and the suitability of habitats to support listed species was also recorded. The following sources of information were reviewed:

- California Natural Diversity Database (CNDDB), electronically updated monthly by subscription to CDFW (**Appendix E-1**)
- California Native Plant Society (CNPS) Rare Plant Inventory (CNPS, 2025; **Appendix E-1**)
- USGS 7.5 degree-minute topographic quadrangles of the Project Site and vicinity
- Aerial photography of the Project Site
- USFWS Information for Planning and Consultation (IPaC) Report (**Appendix E-1**)
- USFWS mapper of Critical Habitat for Threatened and Endangered Species (USFWS, 2025)
- USFWS National Wetlands Inventory (NWI) mapper (Figure 7 of **Appendix A**)

C4-2.2 Habitat Types

The Project Site consists of annual grassland, ruderal/developed habitat, a stock pond, seasonal wetlands, a channel, and upland swales (Figure 6 of **Appendix A**). Representative photographs of the Project Site are included in **Appendix E-3**. The NWI map identifies the following features as occurring within the Project Site: freshwater emergent wetlands, stock pond, and two riverine features (NWI, 2025; Figure 7 of **Appendix A**). The NWI features that were confirmed to be present during the survey include freshwater emergent wetlands, the stock pond, and the

southern segment of the riverine habitat, further described below as a channel. The north-south Riverine feature shown on the NWI was not observed during the survey. Additional features not mapped by NWI included the upland swales. These features are limited to surface runoff from seasonal rain events. The stock pond and surrounding wetlands are not channelized, are isolated, and are therefore unlikely to be considered waters of the U.S. The channel and surrounding wetlands located in the southern portion of the Project Site are hydrologically connected to Stone Lake, part of the Stone Lake National Wildlife Refuge located approximately 2 miles northwest. Aquatic features at the time of the survey were dry; however, seasonal flow may be enough to qualify the features as waters of the U.S. Habitats are further discussed below.

Annual Grassland

The majority of the Project Site contains annual grassland habitat as shown on Figure 6 of **Appendix A**. These open areas have been conditioned into annual grasslands for agricultural use by grading and plowing. These areas have been harvested for hay and are currently sewn in pasture grasses: perennial ryegrass (*Lolium perenne*), barley (*Hordeum murinum*), bromes (*Bromus* sp.), oats (*Avena* sp.), and beardless wild rye (*Leymus triticoides*). Weedy forbs are present with a species composition similar to that of the ruderal habitat discussed below. The edges of these fields contain valley oak (*Quercus lobata*).

Ruderal/developed

Ruderal/developed areas lack natural habitats and consist of abandoned building pads and other infrastructure associated with ranching, including wells and fruit trees such as fig (*Ficus*), olive (*Olea europaea*), pomegranate (*Punica granatum*), and English walnut (*Juglans regia*). Roadside strips are also maintained and subject to vegetation control. Various invasive grasses are present (*Bromus* sp., *Taeniatherum caput-medusae*, etc.) as well as weedy forbs, such as cocklebur (*Xanthium* sp.), thistles (*Carduus* sp. and *Silybum* sp.), star thistle (*Centaurea calcitrapa*), mustards (*Brassica* sp.), and Russian thistle (*Salsola tragus*).

Stock Pond

As shown on Figure 6 of **Appendix A**, an isolated stock pond is located within the southwest portion of the Project Site. Drainage from the upland swales and surface runoff is directed into the pond, which fills seasonally. At the time of the survey, the pond was empty and the muddy bottom was covered in swamp pricklegrass (*Sporobolus* sp.) and knotgrass (*Polygonum aviculare*). A seasonal wetland occurs around the pond edges and contains chamomile (*Matricaria*) and turkey tangle (*Phyla nodiflora*). Clumps of willow (*Salix gooddingii*) and young Fremont cottonwoods (*Populus fremontii*) are present around the edge of this feature.

Channel

An intermittent channel is located along the southern boundary of the Project Site, as shown on Figure 6 of **Appendix A**. This feature was identified by the NWI as Riverine (NWI, 2025). The channel is a natural feature that originates at Stone Lake, which is a part of the Stone Lakes National Wildlife Refuge, travels through the southern boundary of the Project Site, and terminates in a property to the east of the project site. The dominant species are knotgrass, annual beard grass (*Polypogon monspeliensis*), rush (*Juncus effusus*), and curly dock (*Rumex crispus*). Ponded areas of the channel contain tule (*Schoenoplectus acutus*).

Seasonal Wetlands

Seasonal wetlands occur in the depressed floodplain of Stone Lake and channel pools located within in the southern portion of the Project Site, as shown on Figure 6 of **Appendix A**. There are two seasonal wetlands within the Project Site totaling approximately 5.5 acres. The northern wetland is filled seasonally with overflow water from the stock pond, while the southern wetland is filled via overflow from the channel. Dominant species are common rush, umbrella sedge (*Cyperus sp.*), annual beard grass, curly dock, and stinknet (*Oncosiphon piluliferum*).

Upland Swales

Topography throughout the Project Site directs surface water runoff into gently sloping swales, as shown on Figure 6 of **Appendix A**. These features direct surface water to the stock pond and southern channel. Facultative plants are dominant, such as annual beard grass and pepperweed (*Lepidium latifolium*).

C4-2.3 Federally listed Species

Federally listed species shown in **Table C4-1** were identified as having the potential to occur in the region of the Project Site by the USFWS IPaC list (Attachment A of **Appendix E**). Each species is further discussed in **Appendix E**. Due to the disturbed nature, surrounding urbanized environment, and isolation of the Project Site by major roadways, the Project Site generally provides low habitat value for federally listed species.

Table C4-1: Federally Listed Species with the Potential to Occur in the Region

Species Name	Listing Status	Potential to Occur on Project Site
Yellow-billed Cuckoo *Coccyzus americanus*	Threatened	None. No suitable habitat is present within the Project Site. Suitable riparian habitat required for nesting and foraging is absent.
Giant garter snake *Thamnophis gigas*	Threatened	None While the Project Site contains a small, isolated stock pond and wetlands, these features do not contain sufficient water throughout the year to support this species and no burrows are present.
Northwestern pond turtle *Actinemys marmorata*	Proposed Threatened	None. While the Project Site contains a small, isolated stock pond and wetlands, these features do not contain sufficient water throughout the year to support this species.
Western spadefoot *Spea hammondii*	Proposed Threatened	None. The aquatic features may provide suitable breeding habitat, however the Project Site lacks suitable upland habitat to support this species and no known occurrences are reported within or near the Project Site. Dispersal from other potential populations is limited as a result of major roadways. The nearest CNDDB reported occurrence is located over 10 miles northeast of the Site. Additionally, the Project Site is frequently mowed and managed, causing disturbances that limit establishment. Therefore, as a result of absent upland habitat and known occurrences, this species is not likely to occur.
Monarch butterfly *Danaus Plexippus*	Proposed Threatened	Low. The Project Site contains a few individual plants of milkweed that may provide suitable breeding habitat for Monarch butterfly, however, there were minimal suitable flowering plants for foraging. Additionally, the Project Site is frequently mowed and managed, causing disturbances that limit establishment.
Valley elderberry longhorn beetle *Desmocerus*	Threatened	None. The Project Site lacks the required host plant to support this species.

Species Name	Listing Status	Potential to Occur on Project Site
californicus dimorphus		
Vernal pool fairy shrimp *Branchinecta lynchi*	Threatened	None. No vernal pool habitat is present within the Project Site.
Vernal pool tadpole shrimp *Lepidurus packardi*	Endangered	None. No vernal pool habitat is present within the Project Site.

C4-2.4 State listed Species

In addition to the federally listed species above, the following State listed species were identified as having the potential to occur in the region of the Project Site (**Appendix E**). Due to the disturbed nature and isolation of the Project Site by major roadways, habitat on the Project Site generally provides low habitat value for State listed species. Additionally, State listed species generally are not afforded protection on trust land.

Table C4-2: State Listed Species with the Potential to Occur in the Region

Species Name	Listing Status	Potential to Occur on Project Site
Swainson's Hawk *Buteo swainsoni*	Threatened	Low. No suitable nesting habitat is present, however the species may forage throughout the Project Site. The nearest CNDDB reported occurrence is in the southwestern corner of the Project Site from 2004.
Tricolored blackbird *Agelaius tricolor*	Threatened	Low. No suitable riparian or protective vegetation for nesting habitat is present, however the species may forage throughout the Project Site. The nearest reported occurrence is 1.8 miles northwest of the Project Site from 2015.
Burrowing owl *Athene cunicularia*	Candidate Endangered	Low. No suitable burrows for nesting habitat are present, however the species may forage throughout the Project Site. The nearest reported occurrence is 1.3 miles northeast of the Project from 2007.
California black rail *Laterallus jamaicensis coturniculus*	Threatened	Low. No suitable tidal wetlands or brackish marshes for nesting habitat are present, however the species may forage within the wetlands within Project Site. The nearest CNDDB reported occurrence is 1.0 mile west of the Project Site from 2015.
Watershield *Brasenia schreberi*	2B.3	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Bristly sedge *Carex comosa*	2B.1	None. The Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Bolander's water-hemlock *Cicuta maculata* var. *bolanderi*	2B.1	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Peruvian dodder *Cuscuta obtusiflora*	2B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed

Species Name	Listing Status	Potential to Occur on Project Site
var. *glandulosa*		to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Dwarf downingia *Downingia pusilla*	2B.2	Low. The Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys; however, survey was outside of bloom period. May occur within the grassland habitat but is considered absent due to negative survey results. The nearest reported CNDDB reported occurrence is 2.4 miles northwest of the Project Site from 2010.
Woolly rose-mallow *Hibiscus lasiocarpos* var. *occidentalis*	1B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Alkali-sink goldfields *Lasthenia chrysantha*	1B.1	None. The Project Site lacks the vernal pool habitat required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys; however, survey was outside of bloom period. The nearest reported CNDDB occurrence is 0.5 miles northwest of the Project Site from 2009.
Delta Tule pea *Lathyrus jepsonii* var. *jepsonii*	1B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Legenere *Legenere limosa*	1B.1	None. The Project Site lacks the vernal pool habitat required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys; however, survey was outside of bloom period. The nearest reported CNDDB occurrence is 0.7 miles northwest of the Project Site from 2010.
Heckard's pepper-grass *Lepidium latipes* var. *heckardii*	1B.2	Low. The Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys; however, survey was outside of bloom period. The nearest reported CNDDB occurrence is 1.5 miles northwest of the Project Site from 2010.
Mason's lilaeopsis *Lilaeopsis masonii*	1B.1	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Delta mudwort *Limosella australis*	2B.1	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Sanford's arrowhead *Sagittaria sanfordii*	1B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Marsh skull cap *Scutellaria galericulata*	2B.2	None. The Project Site lacks the suitable coniferous forest, marsh, and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Side-flowering skullcap	2B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed

Species Name	Listing Status	Potential to Occur on Project Site
Scutellaria lateriflora		to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Saline clover *Trifolium hydrophilum*	1B.2	None. The Project Site lacks the suitable marsh and swamp habitats required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys; however, survey was outside of bloom period. The nearest reported CNDDB occurrence is 0.5 miles northwest of the Project Site from 2009.

Based on the table above, potential for State listed species to occur is limited to foraging birds. The Project Site contains potential foraging habitat for some state listed bird species, but no suitable nesting habitat. Most of the on-site foraging would be avoided by proposed development, which would be limited to the northern portion of the Project Site. Proposed development would not significantly reduce regional foraging habitat, which remains plentiful in the off-site open space and agricultural lands surrounding the Project Site. Although State listed species would not be afforded specific protections on trust land, significant impacts to state listed species would not occur.

South Sacramento Habitat Conservation Plan

In addition to the species above, the following SSHCP listed species not already discussed were identified as having the potential to occur in the region of the Project Site.

Species Name	Listing Status	Potential to Occur on Project Site
Ricksecker's water scavenger beetle *Hydrochara ricksecker*i	-	None. The Project Site lacks aquatic features with year round water as needed by this species.
Mid-valley fairy shrimp *Branchinecta mesovallensis*	-	High. Potential to occur within the stock pond. However, this is not a State or Federal protected species and suitable habitat occurs outside the development area.
California tiger salamander *Ambystoma californiense*	FT	None. The Project Site lacks burrows required by this species as upland habitat. The Project Site is also not within the SSHCP California Tiger Salamander Modeled Habitat and Documented Occurrences.
Cooper's hawk *Accipiter cooperii*	-	Low. No suitable nesting habitat is present, however the species may forage throughout the Project Site.
Ferruginous hawk *Buteo regalis*	-	Low. No suitable nesting habitat is present, however the species may forage throughout the Project Site.
Northern harrier *Circus cyaneus*	CSC	Low. No suitable nesting habitat is present, however the species may forage throughout the Project Site.
White-tailed kite *Elanus leucurus*	CFP	Low. No suitable nesting habitat is present, however the species may forage throughout the Project Site.
Greater sandhill crane *Grus canadensis tabida*	ST	Low. The Project Site lacks the shrubs and trees near wetlands required by this species for nesting habitat. However the species may forage throughout the Project Site.
Loggerhead shrike *Lanius ludovicianus*	CSC	Low. The Project Site lacks the dense trees and shrubs required for nesting habitat, however the species may forage throughout the Project Site.

Species Name	Listing Status	Potential to Occur on Project Site
Western red bat *Lasiurus blossevillii*)	CSC	Low. No suitable roosting habitat is present, however the species may forage throughout the Project Site.
American badger *Taxidea taxus*	CSC	None. The Project Site lacks the shrub and forest habitat required by this species. Additionally, no burrows are located within the Project Site.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	SE	None. The Project Site lacks the suitable marsh and swamp habitats required for this species. Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Ahart's dwarf rush *Juncus leiospermus var. ahartii*	1B.2	None. The Project Site is outside the elevation range for this species. Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted.
Pincushion navarretia *Navarretia myersii*	1B.1	None. The Project Site lacks the suitable vernal pool habitat required for this species Furthermore, the Project Site is sewn with hay.
Slender Orcutt grass *Orcuttia tenuis*	FT	None. The Project Site lacks the suitable vernal pool habitat required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.
Sacramento Orcutt grass *Orcuttia viscida*	FE	None. The Project Site lacks the suitable vernal pool habitat required for this species Furthermore, the Project Site is sown with hay and managed to prevent establishment of other vegetation. This species was not observed during surveys conducted during its bloom period.

Similarly to the State listed species, non-federally listed species identified in the SSHCP are generally not afforded protection on trust land. Based on the table above, potential for SSHCP covered species to occur is limited to foraging birds, foraging Western red bat, and Mid-valley fairy shrimp. Impacts to SSHCP covered species are not analyzed below, however BMPs for federally listed bird species would extend to SSHCP covered bird species with low potential to occur. The Project Site contains potential foraging habitat for some SSHCP covered bird species, but no suitable nesting habitat. As part of the BMPs, a preconstruction nesting bird survey would ensure no nesting birds would be impacted as a result of the Proposed Project, including those that may nest outside of the development area but within an area of potential sensory disturbance. Most of the on-site foraging would be avoided by proposed development, which would be limited to the northern portion of the Project Site. Proposed development would not significantly reduce regional foraging habitat, which remains plentiful in the off-site open space and agricultural lands surrounding the Project Site. Lastly, the suitable habitat for mid-valley fairy shrimp is limited to the stock pond, which is proposed to be avoided. Therefore, although SSHCP covered species would not be afforded specific protections on trust land, significant impacts to these species are not anticipated.

C4-2.5 Historical Occurrences of Listed Species

The CNDDB and Biogeographic Information and Observation System (BIOS) databases were queried for reported occurrences of listed species. The CNDDB does not report any federally listed species occurrences within the Project Site. The CNDDB did report one occurrence of a state listed species, Swainson's hawk (State Threatened) within the Project Site, however this

occurrence was reported more than 20 years ago. Reported CNDDB occurrences within the last 10 years and within a 5-mile radius of the Project Site include the following species:

- Green sturgeon (*Acipenser medirostris* pop. 1) – Federally Threatened: Reported approximately 2.3 miles west of the Project Site within the Sacramento River in 2019.
- Crotch's bumble (*Bombus crotchii*) – State Candidate Endangered: Reported approximately 3.6 miles northeast of the Project Site in 2024.
- Sanford's arrowhead: Reported approximately 3.7 miles southwest of the Project Site in 2020.
- Woolly rose-mallow: Reported approximately 3.9 miles southwest of the Project Site in 2017.
- California black rail: Reported approximately 1.0 mile west of the Project Site in 2015.
- Tricolored blackbird Reported approximately 3.5 miles southeast of the Project Site in 2015.

C4-2.6 Critical Habitat and EFH

There is no designated or proposed critical habitat or EFH within or adjacent to the Project Site (USFWS, 2025).

C4-3 Impact Assessment

C4-3.1 Assessment Criteria

Development would have a significant adverse impact on biological resources if construction or operation were to result in the loss of sensitive or critical habitat; have a substantial adverse effect on species listed or candidate for listing under the FESA; have a substantial adverse effect on habitat necessary for the future survival of such species, including areas designated as critical habitat or EFH; result in a violation of the MBTA; and/or have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA through direct removal, filling, hydrological interruption, or other means.

C4-3.2 Alternative A – Proposed Project

Sensitive Habitats

Development would convert annual grassland habitat, as shown on Figure 6 of **Appendix A**. This habitat has been modified from a natural state and is subject to ongoing disturbance, vegetation management, and other activities that limit the value of habitat to wildlife. This habitat is not considered sensitive. Alternative A would avoid the aquatic habitats within the Project Site, which include a stock pond, seasonal wetlands, and a channel. Aquatic habitats are generally considered sensitive as they provide potential habitat to protected species. However, development would avoid direct impacts to the aquatic features. Indirect impacts from potential discharge of pollutants to aquatic features during construction and operation are addressed in **Appendix C-2**. Alternative A would include adherence to the NPDES Construction General Permit, implementation of a SWPPP, placement of silt fence around the construction area, and other BMPs listed in **Appendix B**. With these BMPs, indirect impacts to aquatic features during construction would be less than significant and no mitigation measures are warranted. As

discussed in **Appendix C-2**, during operation, the treatment of wastewater would adhere to USEPA standards for land application. Therefore, direct impacts resulting from operation of Alternative A would be less than significant and no mitigation measures are warranted.

Federally-Listed Species and Nesting Migratory Birds

Due to the disturbed nature, surrounding urbanized environment, and isolation of the Project Site by major roadways, habitat on the Project Site generally provides low habitat value for federally listed animal species. No federally listed animal species were observed during surveys conducted within the Project Site. The Project Site contains potentially suitable habitat for the following listed species: Monarch butterfly. Individual milkweed plants were identified within the southeast portion of the Project Site, outside of the development area for Alternative A. However, while the milkweed plants were identified outside of the Development Area, a preconstruction survey for milkweed would occur and is included as a BMP listed in **Appendix B**.

The Project Site contains various aquatic features that lack sufficient water support northwestern pond turtle and giant garter snake. Development would avoid impacts to the various aquatic features and would convert annual grassland habitat. Indirect impacts from potential discharge of pollutants to aquatic features during construction are addressed in **Section C2**. BMPs in **Appendix B** include implementing silt fencing around the perimeter of work areas to prevent sediment from impacting off-site aquatic resources. Furthermore, with adherence to the NPDES Construction General Permit and implementation of a SWPPP that includes BMPs listed in **Appendix B**, indirect impacts to aquatic features during construction would be less than significant and no mitigation measures are warranted.

The Project Site contains minimal suitable nesting habitat for bird species and is already heavily disturbed with noise due to surrounding traffic. These factors make the potential for nesting birds/raptors unlikely; however, BMPs (**Appendix B**) include a preconstruction nesting migratory bird/raptor survey should construction commence during the general nesting season.

There would be a less than significant impact and no mitigation is required.

Critical Habitat

There is no designated critical habitat within or adjacent to the Project Site. The nearest designated critical habitat is for Delta smelt and is located approximately 0.4 miles west of the Project Site. Implementation of Alternative A would have no effect on designated critical habitat for any federally listed species. There would be no impact and no mitigation measures are warranted.

C4-3.3 Alternative B – No Action

Under the No Action alternative, no development would occur within the Project Site. As such, there would be no significant direct or indirect impacts to the biological resources within or in the vicinity of the Project Site.

C5 CULTURAL AND PALEONTOLOGICAL RESOURCES

C5-1 Regulatory Setting

C5-1.1 Federal

National Historic Preservation Act

Section 106 of the NHPA, as amended, and its implementing regulations found in 36 CFR Part 800 require federal agencies to identify cultural resources that may be affected by actions involving federal lands, funds, or permitting and to consult with the State Historic Preservation Officer (SHPO) throughout the process. Additionally, 36 CFR 800.6(a)(1) requires the federal agency official to notify the Advisory Council on Historic Preservation of an adverse effect finding and invite them to participate in consultation to resolve adverse effects. If a historic property will be adversely affected by an undertaking, then prudent and feasible measures to resolve adverse impacts must be taken. The Advisory Council on Historic Preservation and SHPO must be provided an opportunity to review and comment on these measures prior to project implementation.

The BIA must comply with Section 106 for the proposed trust acquisition. The significance of the resources must be evaluated using established criteria outlined in 36 CFR 60.4, as described below. If a resource is determined to be a historic property, Section 106 of the NHPA requires that effects of the federal undertaking on the resource be determined. A historic property is defined as "…any prehistoric or historic district, site, building, structure or object included in, or eligible for inclusion in the National Register of Historic Places, including artifacts, records, and material remains related to such a property…" (NHPA Sec. 301[5]).

Section 106 of the NHPA prescribes specific criteria for determining whether a project would adversely affect a historic property, as defined in 36 CFR 800.5. An impact is considered adverse when prehistoric or historic archaeological sites, structures, or objects that are listed on or eligible for listing in the National Register of Historic Places (NRHP) are subjected to the following:

- Physical destruction of or damage to all or part of the property;
- Alteration of a property;
- Removal of the property from its historic location;
- Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;
- Neglect of a property that causes its deterioration; and
- Transfer, lease, or sale of the property out of federal control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

If a historic property will be adversely affected by an undertaking, then prudent and feasible measures to resolve adverse impacts must be taken. The SHPO must be provided an opportunity to review and comment on these measures prior to project implementation.

National Register of Historic Places

The eligibility of a resource for listing in the NRHP is determined by evaluating the resource using criteria defined in 36 CFR § 60.4. The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

A) That are associated with events that have made a significant contribution to the broad patterns of our history;
B) That are associated with the lives of persons significant in our past;
C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) That have yielded, or may be likely to yield, information important to prehistory or history.

Sites younger than 50 years, unless of exceptional importance, are not eligible for listing in the NRHP. In addition to meeting at least one of the criteria listed above, the property must also retain enough integrity to enable it to convey its historic significance. The NRHP recognizes seven aspects or qualities that, in various combinations, define integrity. These seven elements of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain integrity a property will always possess several, and usually most, of these aspects.

While most historic buildings and many historic archaeological properties are significant because of their association with important events, people, or styles (Criteria A, B, and C), the significance of most prehistoric and some historic-period archaeological properties is usually assessed under Criterion D. Criterion D stresses the importance of the information contained in an archaeological site rather than its intrinsic value as a surviving example of a type or its historical association with an important person or event.

Native American Graves Protection and Repatriation Act

NAGPRA (25 USC 3001 et seq.) provides a process for museums and federal agencies to return Native American cultural items – human remains, funerary objects, sacred objects, or objects of cultural patrimony – to lineal descendants, and culturally affiliated Indian tribes and Native Hawaiian organizations. NAGPRA establishes a process to address Native American human remains on federal or tribal lands.

Archaeological Resources Protection Act of 1979

The Archaeological Resources Protection Act of 1979 (ARPA; Public Law 96-95; 16 USC 470aa-mm) provides for the protection of archaeological resources and sites that are on public and

Indian lands and fosters increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data that were obtained before October 31, 1979. ARPA also provides for penalties for noncompliance and illegal trafficking. Additionally, ARPA also establishes a permit process for archaeological excavation on federal and Indian lands, a process for prosecuting cases of damage and removal of archaeological resources, as well as trafficking artifacts.

Paleontological Resources Preservation Act

Paleontological resources are defined as the traces or remains of prehistoric plants and animals. Such remains often appear as fossilized or petrified skeletal matter, imprints, or endocasts, and reside in sedimentary rock layers. Paleontological resources are considered important for their scientific and educational value. Fossil remains of vertebrates are considered significant. Invertebrate fossils are considered significant if they function as index fossils. Index fossils are those that appear in the fossil record for a relatively short and known period of time. This allows geologists to interpret the age range of the geological formations in which they are found.

The Paleontological Resources Preservation subtitle of the Omnibus Public Land Management Act, 16 USC 470aaa to aaa-11 requires the U.S. Department of Agriculture and the U.S. Department of the Interior to issue implementation regulations to provide for the preservation, management, and protection of paleontological resources on federal lands and ensure that these resources are available for current and future generations to enjoy as part of America's national heritage.

C5-1.2 State and Local

California State Law and Historic Preservation

State Office of Historic Preservation is a compilation of state statutes and regulations that govern the identification, designation, and protection of the State of California’s significant historical resources. It is organized by statutes, followed by regulations, followed by guidance and administrative policies.

Sacramento County General Plan

Section VIII of the Conservation Element of the County General Plan addresses cultural resources within the County. This section has the goal to promote the inventory, protection and interpretation of the cultural heritage of Sacramento County, including historical and archaeological settings, sites, buildings, features, artifacts and/or areas of ethnic historical, religious or socioeconomical importance. The following are applicable objectives and policies outlined by the General Plan.

Objective: Comprehensive knowledge of archaeological and historic site locations.

Objective: Attention and care during project review and construction to ensure that cultural resource sites, either previously known or discovered on the project site, are properly protected with sensitivity to cultural and ethnic values of all affected.

CO-150 Utilize local, state, and national resources, such as NCIC, to assist in determining the need for a cultural resources survey during project review

CO-151 Projects involving an adoption or amendment of a General Plan or Specific Plan or the designation of open space shall be noticed to all appropriate Native American tribes in order to aid in the protection of traditional tribal cultural places.

CO-152 Consultations with Native American tribes shall be handled with confidentiality and respect regarding sensitive cultural resources on traditional tribal lands.

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-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.

Objective: Preserve structures such as buildings, bridges, or other permanent structures with architectural or historical importance to maintain contributing design elements.

CO-164 Structures having historical and architectural importance shall be preserved and protected.

CO-166 Development surrounding areas of historic significance shall have compatible design in order to protect and enhance the historic quality of the areas.

Objective: Protect any known cultural resources from vandalism, unauthorized excavation, or accidental destruction.

CO-169 Restrict the circulation of cultural resource location information to prevent potential site vandalism. This information is exempt from the "Freedom of Information Act".

CO-170 Cooperate with other agencies to enforce laws and aggressively prosecute illegal collection of artifacts.

C5-2 Environmental Setting

This section summarizes information from the April 2026 Cultural Resources Inventory and Evaluation conducted for the Project Site.

C5-2.1 Indigenous Overview

There are three primary indigenous occupation eras within Sacramento County, including the Early Holocene (sometimes referred to as the Paleo-Indian or Early Archaic Period), the Middle Holocene Period, and the Late Holocene Period. Evidence of human occupation before approximately 10,000 years ago is lacking in the Central Valley. The earliest reliably dated archaeological sites in the Sacramento region are associated with the Middle Archaic, around 4,500 years ago, and are primarily found along major watercourses such as the Cosumnes River.

The earliest directly dated sites in the broader Central Valley region confirm established indigenous settlement and resource use during the Middle Holocene. By the Late Holocene, large permanent villages and extensive trade networks were present, particularly among the Plains Miwok people, the ancestral inhabitants of what is now the Sacramento area. Today, Wilton Rancheria remains the only federally recognized tribe in Sacramento County, maintaining cultural ties to their ancestral homelands in the region.

C5-2.2 Ethnographic Overview

The Project Site lies within the traditional territory of the Plains Miwok. The Miwok were one of the largest populations in native California, with territory extending from the crest of the Sierra in the east, across the Central Valley and Delta Region, and into the Coast Range. The Plains Miwok occupied the lower reaches of the Sacramento, Cosumnes, Mokelumne, and San Joaquin rivers within the Delta and points east (**Appendix F**).

Nearest to the Project Site was the Chupumne triblet, whose village was situated on the east bank of the Sacramento River near the community of Hood. Most of the Chupumne evaded the Spanish party during an encounter in 1817, but two elderly women were baptized at the village.

The settlement and subsistence patterns of the Miwok were closely correlated with the seasonal availability of economically important vegetable foods and the movements of game animals. Acorns formed a staple of the Miwok diet, being harvested from a wide variety of oak species. Fishing was an important subsistence activity for the Plains Miwok as well, hunting several species of fish, particularly salmon and sturgeon, by means of net, hook and line, spear, and wear. The Miwok hunted a variety of game species such as deer, elk, antelope, bear, and rabbits (**Appendix F**).

C5-2.3 Historic Overview

Spanish occupation of what became California began in 1769 with the establishment of the Mission San Diego de Alcalá and the San Diego Presidio. Ultimately, a total of 21 Franciscan missions were established, the last and most northerly being the Mission San Francisco Solano de Sonoma, founded in southern Sonoma County in 1823.

During the ensuing Mexican period, various governors of California granted enormous tracts of land to citizens who had served the Mexican government. The Sacramento area was not permanently settled by non-Natives until 1839 when John Sutter landed on the south bank of the American River. By 1840, people from the Plains Miwok village of Chupumne were living near Sutter's Fort approximately 14 miles to the north. Reports from 1855 and 1872 depict roughly 40% of the Project site as "swamped and overflowed land" connected to the nearby Stone Lake Basin. In 1880, land enveloping the Project Site was purchased by German immigrant Henry Frey, who had acquired 260 acres on both sides of Hood Franklin Road. Once established on the 260-acre lot along Hood Franklin, Frey primarily grew wheat and dabbled in grapes. Historic maps indicate that a dairy facility had been established on the Frey property by the early twentieth century. (**Appendix F**).

Railroads constructed through Franklin brought convenience and connection to the region. The Western Pacific was built in 1909, passing though Franklin approximately 1.25 miles east of the

Project Site. While the area around the Project Site has largely retained its rural, agricultural character, nearby Elk Grove has grown rapidly as a bedroom community for Sacramento (**Appendix F**).

Review of historical imagery shows the Project Site was used for grazing intermittently between 2002 and 2009 and for other types of agriculture on the northern portion as early as 1993 and through 2018. The residence on the northeastern portion of the Project Site was demolished between 2007 and 2008, while the residence on the central eastern area was demolished between 2015 and 2016.

C5-2.4 Paleontological Resources

An online search of the University of California Museum of Paleontology (UCMP) specimen records noted 126 specimens in Sacramento County, with the majority from the Teichert Gravel Pit E 1 (UCMP, 2025).

C5-3 Impact Assessment

C5-3.1 Assessment Criteria

A significant effect would occur if development were to result in physical destruction, alteration, removal, neglect, or change in characteristics or reduction of integrity of historic features of a cultural resource. A significant effect to paleontological resources would occur if development were to result in damage or destruction of fossils that provide significant nonrenewable taphonomic, taxonomic, phylogenic, ecologic, or stratigraphic information.

C5-3.2 Methodology

Background research and a cultural resources inventory of the Project Site were conducted by Acorn Environmental in February 2025 for the Project Site. As a result of these efforts, a former rural residence associated with agricultural and reclamation features was identified (3100 Hood Franklin Road), which meets the minimum age threshold for consideration as historic property. An evaluation of 3100 Hood Franklin Road was conducted in March 2026 that expanded the literature review, conducted archival research, and contacted descendants of the historic settlers associated with the property (**Appendix F**). Native American outreach to Wilton Rancheria was also conducted.

The records search identified three prior studies intersecting portions of the Project Site that included pedestrian survey. There are no known precontact or historic period resources identified within the Project Site as a result of past surveys. An additional nine studies are mapped outside the Project Site within the records search area and include archaeological field surveys, construction monitoring, and historic architectural surveys.

A pedestrian survey of the Project Site was conducted on September 20, 2024 using transects spaced 15 meters apart. Mr. Herbert “Lou” Griffin, at the time Executive Director Cultural Preservation Department, and Steven Hutchason, Tribal Historic Preservation Officer (THPO), were consulted on the proposed survey methods, property access, and schedule. Ms. Venesa Kremer, Lead Tribal Monitor for Wilton Rancheria participated in the survey. The survey was focused on identifying artifacts, ecofacts, features, and landforms associated with pre-contact

Native American occupation and historic uses. Periodic surface scrapes with a hoe were used to more closely inspect the surface for signs of archaeological materials in areas where vegetation obscured visibility. These efforts were to identify and evaluate any prehistoric and historic-period resources within or adjacent to the Project Site that may be impacted by development. No archaeological resources were identified.

A resource evaluation of 3100 Hood Franklin Road was conducted. The property (3100 Hood Franklin Road) is treated here as a single historic agricultural resource composed principally of the former dairy barn location, associated holding and paddock are-as, two former outbuilding locations represented by concrete foundations, agricultural ditches, and the surrounding cultivated fields that historically formed the operational setting of the dairy. Based on the available documentation, historic context, and integrity assessment, the property recorded as 3100 Hood Franklin Road is recommended not eligible for listing in the National Register of Historic Places using the criteria set forth in 36 CFR 60.4. The resource is best understood as a modest and representative family-scale dairy property established on Henry Frey's farm in the first decade of the 1900s, but it does not appear to have made a significant contribution to broad patterns of history, to be strongly associated with a historically significant person, to embody distinctive architectural or engineering characteristics, or to retain sufficient information potential or integrity to support eligibility.

C5-3.3 Alternative A – Proposed Project

Cultural Resources

Literature review identified the remains of former agricultural and residential structures within the Project Site (3100 Hood Franklin Road), which was evaluated and is recommended as not eligible for listing in the National Register of Historic Places (**Appendix F**). The records search and surveys of the site have not identified any archaeological resources or other historic resources besides the evaluated agricultural complex. Development of Alternative A would not result in impacts to known cultural resources. Section 106 consultation under the NHPA has been completed and SHPO provided the BIA with a letter of concurrence for a finding of No Historic Properties Affected in September 2026 (**Appendix F**).

The literature review and records search indicated the potential for pre-contact archaeological sites within the Project Site is moderate. While the western portion of the Project Site was likely seasonally inundated prior to reclamation, the eastern portion in proximity to wetland features could have served as a magnet for human use and occupation. The literature review also highlighted a high concentration of ethnographic villages and precontact archaeological sites on the lower reaches of the Cosumnes River and Morrison Creek. As with other locales in the Central Valley, the potential for buried paleosols with associated archaeological deposits exists.

Development proposed as a part of this undertaking may adversely affect previously unknown subsurface prehistoric or historic archaeological resources, including human remains. If archaeological features are discovered during earth disturbing activities, this could be a potentially significant impact. Mitigation measures for the protection and treatment of unanticipated discoveries of archaeological resources and/or human remains are presented in **Section C5-4**. With implementation of mitigation, Alternative A would not result in significant impacts to unknown archaeological resources.

Paleontological Resources

No paleontological resources have been reported or observed on or in the vicinity of the Project Site. The alluvial deposits identified as underlaying the site have a low potential for yielding unique paleontological resources (**Appendix F**). Moreover, the entirety of the Project Site was surveyed for resources. The area of the Project Site that is proposed for development has been previously graded and disturbed. Therefore, Alternative A would not result in significant adverse impacts to known paleontological resources. Although the possibility is low, previously unknown paleontological resources could be discovered during earth-moving activities. Mitigation measures are presented in **Section C5-4** for the treatment of unanticipated paleontological discoveries which would ensure that Alternative A would not result in significant adverse impacts to previously unknown paleontological resources.

C5-3.4 Alternative B – No Action

Under the No Action alternative, the Project Site would not be placed in trust for the benefit of the Tribe and no development would occur. Therefore, there would be no impacts to cultural or paleontological resources.

C5-4 Mitigation Measures

The following mitigation measures apply to Alternative A:

Inadvertent Discovery Protocols

Cultural Resources

- In the event of inadvertent discovery of prehistoric or historic archaeological resources during construction-related activities, such finds shall be subject to Section 106 of the National Historic Preservation Act as amended (36 CFR 800), and the BIA and Tribal Historic Preservation Officer (THPO) shall be notified. Specifically, procedures for post-review discoveries without prior planning pursuant to 36 CFR 800.13 shall be followed.
- Work within 50 feet of the find shall be halted until a professional archaeologist meeting the Secretary of the Interior's qualifications (36 CFR 61) can assess the significance.
- If any find is determined to be significant by the archaeologist, then representatives of the Tribe and BIA shall meet with the archaeologist to determine the appropriate course of action, including the development of a treatment plan, if necessary.

Paleontological Resources

- In the event of inadvertent discovery of paleontological resources during construction-related activities, such finds shall be subject to Section 101 (b)(4) of NEPA and the BIA and Tribe shall be notified. Work within 50 feet of the find shall be halted until a professional paleontologist can assess the significance.
- If the find is determined to be significant by the paleontologist, then representatives of the BIA and Tribe shall meet with the paleontologist to determine the appropriate course of action, including the development of an evaluation report and/or mitigation plan, if necessary.

Human Remains

- If human remains are discovered during ground-disturbing activities, work within 100 feet of the find shall be halted. The THPO, BIA, and County Coroner shall be contacted immediately, and the County Coroner shall determine whether the remains are the result of criminal activity; if possible, a human osteologist should be contacted as well.
- If Native American, the provisions of the Native American Grave Protection and Repatriation Act (NAGPRA) shall apply to the treatment and disposition of the remains.
- Construction shall not resume in the vicinity until final disposition of the remains has been determined.

C6 SOCIOECONOMIC CONDITIONS

C6-1 Regulatory Setting

There are no applicable regulations.

C6-2 Environmental Setting

C6-2.1 Demographics

Demographic data for Sacramento County and the State of California is presented in **Table C6-1**. Sacramento County had a population of approximately 1,585,055 people during the 2020 census (**Table C6-1**). Additional socioeconomic data for the local, regional, and State area are summarized in **Table C6-1**. As shown in **Table C6-2**, the Project Site is located in Census Tract 96.53 as designated by the U.S. Census Bureau (U.S. Census Bureau, 2025). **Table C6-2** presents demographic data and **Table C6-3** presents mean household income levels and household sizes for Census Tract 96.53 and adjacent census tracts.

Table C6-1: Socioeconomic Data

Census Data Type	Sacramento County	California State
Demographics[1]		
Population 2020 from U.S. Census	1,585,055	39,538,223
Median household income (2023 dollars), 2023	$90,252	$95,521
Persons in poverty, 2023	11.8%	12.0%
Race and Ethnicity (2020)[1]		
Black or African American alone	152,795	2,237,044
American Indian and Alaska Native alone	18,637	631.016
Asian alone	281,733	6,085,947
Native Hawaiian and Other Pacific Islander alone	18,914	157,263
Two or more races	211,669	5,760,235
Hispanic or Latino	374,434	15,579,652
White alone, not Hispanic or Latino	715,722	16,296,122
Minority population[3]	54.8%	58.8%
Employment		
Employment Rate 2023[1]	60.1%	60.2%
Unemployment Rate July 2025[2,6]	5.3%	5.7%
Housing[1]		
Housing units, 2020	587,551	14,392,140
Vacancy rate	3.9%[4]	7.2%[5]

Source: 1. U.S. Census Bureau, 2025; 2. California Employment Development Department, 2025a; 3 Calculated as 100% less the White alone, not Hispanic or Latino percentage; 4. Vacancy rate calculated from 2020 vacancy units; 5. Vacancy rate calculated from 2023 vacancy units; 6. California Employment Development Department, 2025b

Table C6-2: 2020 Population Demographics by Census Tract

Race	96.53 (Project Site)	99	96.35	96.46	96.37	96.52	93.36	94.03	95.01	40.01[3]
Total Population[1]	**3,282**	3,730	6,077	3,783	6,374	3,810	3,850	2,077	2,784	2,484
Hispanic or Latino	**859**	1,843	1,118	578	963	473	616	561	1,583	1,286
Two or More Races	**260**	515	904	496	731	403	481	297	550	363
Native Hawaiian and Other Pacifica Islander	**44**	6	50	37	147	60	18	5	4	10
Asian	**618**	178	2,296	1,632	2,812	2,036	848	79	56	120
American Indian and Alaskan Native	**28**	77	21	42	65	15	53	31	54	17
Black or African American	**598**	36	702	436	856	415	125	23	26	50
White Alone, not Hispanic or Latino	**1,067**	1,491	1,470	831	1,203	595	1,954	1,242	1,016	924
Minority %[2]	67%	60%	76%	78%	81%	84%	49%	40%	64%	63%

Source: U.S. Census Bureau, 2025

1. Note that individual columns do not add to *Total Population* because of double counting in some categories.
2. Calculated as 100% less the White alone, not Hispanic or Latino percentage.
3. Census tract located in San Joaquin County.

C6-2.2 Economy and Unemployment Data

As shown in **Table C6-3**, County had an estimated median household income of $90,252 in 2023, which was approximately 1.8% higher than the State average of $91,905. The estimated median household income for Census Tract 96.53 in 2023 was $122,083, which was well above the established 2025 poverty threshold of $32,150 for a household of 4 individuals (**Table C6-3**). The employment rate in the State was approximately 60.2% in 2025 while the unemployment rate was approximately 5.2%. The employment rate was approximately 5.3% for the County while the unemployment rate was approximately 60.1% (**Table C6-1**).

Table C6-3: Household Income – Project Site and Nearby Census Tracts

Census Tract or Location	Median Household Income[1]	Average Household Size[1]	Poverty Threshold[2]
Project Site			
96.53	$122,083	3.63	$32,150
Vicinity			
99	$73,708	3.29	$26,650
96.35	$140,642	3.62	$32,150
96.46	$120,764	3.73	$32,150

Census Tract or Location	Median Household Income[1]	Average Household Size[1]	Poverty Threshold[2]
96.37	$155,625	4.18	$32,150
96.52	$124,574	3.75	$32,150
93.36	$147,266	3.54	$32,150
94.03	$108,365	3.10	$26,650
95.01	$78,625	3.55	$32,150
40.01[3]	$55,469	3.13	$26,650
Sacramento County	$90,252	3.35	$26,650
California State	$95,521	3.36	$26,650

1. Source: U.S. Census Bureau, 2025; 1-year estimate for 2023.
2. Source: Health and Human Services Department, 2025. 2025 poverty thresholds used, and poverty thresholds were based on house sizes that were rounded to the nearest whole number.
3. This census tract is located in San Joaquin County.

C6-2.3 Housing

In 2020, the State was estimated to have approximately 14,392,140 housing units, of which approximately 1,036,234 units (7.2%) were vacant (**Table C6-1**), and the County had approximately 587,551 housing units, of which approximately 22,914 (3.9%) were vacant (**Table C6-1)**.

C6-2.4 Property Taxes

A total of $8,510.18 in property taxes was due for the Project Site during the 2024-2025 fiscal year (**Table C6-4**). The 2024-2025 property tax roll in the County was estimated to be approximately $2.3 billion (The Sacramento Bee, 2024).

Table C6-4

APN	Property Tax
132-0131-015-0000	$7,093.32
132-0262-001-0000	$570.96
132-0262-002-0000	$845.90
Total	**$8,510.18**

Source: County of Sacramento, 2025

C6-3 Impact Assessment

C6-3.1 Assessment Criteria

A socioeconomic impact would be considered significant if development were to cause adverse physical environmental effects—such as blight—resulting from economic decline, rising unemployment, substantial strain on the local housing supply, a measurable increase in crime, or a financial burden on public services such as law enforcement and fire protection.

C6-3.2 Alternative A – Proposed Project

Employment and Economy

Alternative A would place the Project Site into federal trust for the benefit of the Tribe. While no specific development is currently proposed, the reasonably foreseeable development scenario includes up to 25,000 square feet of commercial space, such as a fueling station, convenience store, restaurant, or other regional-serving commercial use. Development would generate temporary construction jobs and permanent operational employment.

The Project Site is located within Census Tract 96.53, which had a median household income of $122,083 in 2023. This is well above the Sacramento County average of $90,252 and the State average of $95,521. The employment rate in the County was approximately 60.1%, and the unemployment rate was 5.3% as of July 2025, consistent with state averages. Given the site's proximity to I-5 and its visibility to regional travelers, Alternative A could support economic activity in a rural area with relatively few commercial services. In addition to supporting tribal economic development and self-sufficiency, employment generated by Alternative A may benefit surrounding communities in unincorporated Sacramento County. This would be a beneficial impact.

Fiscal Impacts

If the Project Site is placed into federal trust, the Tribe would no longer pay property taxes on the land. During the 2024–2025 fiscal year, total property taxes for the parcels that constitute the Project Site were $ 8,510.18. This represents approximately 0.0004% of Sacramento County's total $2.3 billion property tax roll. The loss in annual tax revenue would be minor in the context of the County's overall budget. Furthermore, although development would remove these parcels from the property tax base, future commercial operations could generate indirect fiscal benefits to the local economy through jobs, spending at nearby businesses, and sales taxes collected through existing agreements for off-site services. This impact is less than significant.

Public Safety

The Project Site is located in unincorporated Sacramento County and would be served by the Sacramento County Sheriff's Department as well as by the Cosumnes Community Services District (CCSD) Fire Department. As development transitions the site from vacant land to active commercial use, Alternative A would generate an incremental increase in calls for law enforcement and fire protection services. While the increase is not expected to trigger the need for new public safety facilities, the additional demand would result in a potentially significant economic impact on local emergency service providers. The Tribe and CCSD entered into an MOU on April 1, 2020, to provide coverage for the Sky River Casino. To address the public safety impacts, the mitigation measure described in **Section C6-4** would ensure the Tribe facilitates revisions to their existing MOU with the CCSD, and negotiates a new service agreement with the Sacramento County Sheriff's Department. These agreements would provide compensation to cover the cost of responding to additional calls for service attributable to Alternative A. The service agreements would ensure that public safety agencies are adequately supported and that emergency response times and service levels are maintained.

With implementation of these measures, the economic impact on local law enforcement and fire protection services would be reduced to a less-than-significant impact.

Housing and Growth Inducement

The reasonably foreseeable commercial development under Alternative A would result in a small increase in employment opportunities which are expected to be filled by residents living locally in the surrounding area. Therefore, Alternative A would not place substantial pressure on the local housing supply.

Furthermore, the development would utilize on-site wells and septic systems and would connect to existing electrical infrastructure without expanding public utilities or extending roadways into previously undeveloped areas. As such, Alterative A would not remove existing barriers to growth or facilitate new development beyond what is already anticipated for the area.

Impacts related to housing and growth inducement would be less than significant.

C6-3.3 Alternative B – No Action

Under the No Action alternative, the Tribe would not receive any of the benefits associated with the development on the Project Site. The Project Site would not be brought into trust and would remain on the County's property tax rolls. No additional development would occur on the Project Site.

C6-4 Mitigation Measures

The following mitigation measures apply to Alternative A:

SOC-1: Public Safety Coordination

To reduce the potential economic impact of increased demand for emergency services associated with development of the Project Site, the following measures shall be implemented:

A. The Tribe shall make good faith efforts to negotiate revisions to the existing MOU with the Cosumnes Community Services District Fire Department to address the provision of fire protection and emergency medical services to the Project Site. The agreement shall include provisions for the recovery of actual service costs attributable to development and may include conditions related to emergency access, fire flow, or other applicable fire protection standards.
B. The Tribe shall make good faith efforts to negotiate and execute a service agreement or memorandum of understanding with the Sacramento County Sheriff's Department for the coordination of law enforcement services. The agreement shall identify procedures for coordination and cost recovery for actual expenses related to investigations and emergency response.

C7 TRANSPORTATION AND CIRCULATION

C7-1 Regulatory Setting

C7-1.1 State and Local

California Department of Transportation

The California Department of Transportation (Caltrans) is the State agency responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as the segments of the Interstate Highway System that lie within California. Caltrans District 3 is responsible for the operation and maintenance of Interstate 5 (I-5) in the vicinity of the Project Site. Caltrans requires a transportation permit for any transport of heavy construction equipment or materials that necessitates the use of oversized vehicles on State highways.

Sacramento County General Plan

The Circulation Element of the Sacramento County General Plan provides the countywide framework for transportation planning, guiding investment in infrastructure to ensure safe, efficient, and sustainable mobility. The Circulation Element was amended in October 25, 2022, and emphasizes creating a balanced, multi-modal transportation system that provides residents with choices across cars, public transit, biking, and walking. Key components of the Circulation Element include:

- Transportation Plan – Establishes roadway classifications (freeways, arterials, collectors, locals), grade separations, wildlife crossings, and project timing (pre-2030, post-2030).
- Transit Strategy – Supports light rail, bus rapid transit, regional rail, and shuttles to reduce reliance on automobiles.
- Active Transportation – Expands bicycle and pedestrian infrastructure to improve health, safety, and connectivity.
- Capital SouthEast Connector – A 35-mile multi-jurisdictional roadway linking Elk Grove, Rancho Cordova, Folsom, and El Dorado Hills.
- Policy Framework – Goals, policies, and implementation across mobility, roads, transit, active transportation, transportation management, rail, and air travel.
- Scenic Highways & Corridors – Preserves the aesthetic and environmental value of scenic roads and river corridors.
- Land Use Integration – Coordinates land use and transportation planning to reduce vehicle miles traveled (VMT), support growth, and maintain community livability.

In summary, the Circulation Element is Sacramento County's blueprint for a safe, interconnected, and sustainable transportation future that balances economic growth, mobility, and environmental stewardship.

C7-2 Environmental Setting

C7-2.1 Roadways

Regional access to the Project Site is primarily provided from I-5 at the Hood Franklin Road Interchange and from Franklin Boulevard. Local access to the Project Site is provided by Hood Franklin Road (see Figure 2 of **Appendix A**). Hood Franklin Road is an east-west Local Street, as classified in the County's Circulation Element, with one lane in each travel direction (Sacramento County, 2022a). It connects the Sacramento River and the unincorporated community of Hood to the west with Franklin Boulevard and the unincorporated community of Franklin to the east. The segment of Hood Franklin Road adjacent to the Project Site is part of the planned Capital SouthEast Connector – Corridor 1, which will eventually be constructed as an Expressway with a connection to Kammerer Road at Bruceville Road (Connector JPA, 2024).

C7-2.2 Pedestrian and Bicycle Facilities

There are no pedestrian or bicycle facilities on Hood Franklin Road adjacent to or near the Project Site. However, once the Capital SouthEast Connector – Corridor 1 is completed, a Class 1 multi-use path will be constructed alongside Hood Franklin Road (Connector JPA, 2024).

C7-2.3 Transit Service

There are no bus stops or transit services near the Project Site.

C7-3 Impact Assessment

C7-3.1 Assessment Criteria

Impacts to the transportation system would be significant if development were to increase traffic volumes such that traffic exceeded the design capacity of the roadway or resulted in adverse effects to pedestrians, bicyclists, or transit service after implementation of feasible mitigation measures. Development would also be considered to have a significant traffic-related impact if it were to cause a deterioration in traffic operations at nearby intersections, roadway segments, freeway ramps, or freeway mainline segments to below acceptable standards specified by Sacramento County.

C7-3.2 Alternative A – Proposed Project

Construction Traffic

During construction of Alternative A, additional temporary trips would be generated on the weekdays with construction work occurring during daytime hours between 7:00 a.m. and 7:00 p.m. The worker arrival peak would be between 6:00 a.m. and 7:00 a.m. and the departure peak would be between 3:30 p.m. and 4:30 p.m. These peak commute times partially coincide with local commute times. The increase in traffic on nearby roadways due to construction worker commute trips would generally be small, and the additional trips would only occur during construction. Based on project assumptions developed as part of the air quality modeling effort for Alternative A (**Appendix D**), the maximum number of vehicle trips generated by construction workers would occur during the site preparation phase. During this approximately six-month

construction phase, up to 9 workers are expected to travel to/from the Project Site daily, resulting in a total of 18 one-way trips. Additionally, there would be truckloads of material hauling and construction vendor trips during construction. These trips would primarily occur outside of the peak commute hours for the surrounding roadway network and equipment would be moved on and off the Project Site on different days. The periodic delivery and removal of such equipment during mostly off-peak hours would constitute a minimal disruption of existing traffic on roadways near the Project Site. The relatively small number of trips required to make such deliveries and removals would not result in a noticeable change to existing traffic volumes or capacities on the surrounding roadway network.

A BMP has been included in **Appendix B** to reduce potential construction impacts associated with traffic. In order to minimize potential conflicts between construction activity and through traffic, a construction traffic control plan would be developed for use during construction activity. The plan would identify traffic control measures, signs, and delineators to be implemented by the construction contractor during of construction. Construction traffic would be controlled in accordance with the Caltrans Traffic Manual and County standards. Because the majority of vehicle trips associated with construction activities would occur during off-peak hours and with implementation of a traffic control plan, potential impacts would be less than significant.

Operational Traffic

A transportation-focused technical memorandum that provides trip generation estimates for possible land uses that could be developed as part of Alternative A is included in **Appendix G**. The two land uses are a gas station with a 12,000-square-foot convenience store with up to 24 vehicle fueling positions, and a tribal administration building with approximately 15,000 square feet of office space. The estimated daily, AM peak hour, and PM peak hour trip generation is shown in **Table C7-1**.

Table C7-1: Project Trip Generation

	Daily	AM Peak Hour	PM Peak Hour
Option 1 (Gas Station w/ Convenience Store)	3,773	263	237
Option 2 (Tribal Administration Building)	223	33	34
Total	3,996	296	271

Source: **Appendix G**

According to the Sacramento County Traffic Impact Analysis Guidelines, a traffic study is typically required for projects that generate 100 or more new AM or PM peak hour vehicle trips, and/or 1,000 or more daily vehicle trips (Sacramento County, 2025). Based on the estimated trip generation for Alternative A, which conservatively assumes that both the gas station/convenience store and the Tribal administration building would both be constructed on the Project Site, a traffic study would be required. The traffic study would evaluate project impacts to transportation and circulation conditions and would identify mitigation measures needed to address any identified operational deficiencies. If the final development plan is less intensive and does not trigger the County's thresholds for the preparation of a traffic study, a limited traffic study would still likely be required as part of the encroachment permit process for

any project driveway(s) developed along Hood Franklin Road as part of Alternative A (see Site Access, below).

Mitigation in Section C7-4 includes a Local Transportation Analysis (LTA) and fair share payments for off-site improvements to address potential traffic impacts associated with Alternative A. Therefore, impacts would be less than significant with mitigation.

Site Access

Due to the Project Site's location adjacent to I-5, the transportation-focused technical memorandum prepared for the Proposed Project (**Appendix G**) evaluated the potential driveway location for access to/from the Project Site on Hood Franklin Road. The following guidance from the Sacramento County 2018 Improvement Standards was used in the evaluation:

> *Driveways on Arterial and Thoroughfare streets shall have a minimum clear spacing of 150 feet between driveways. Lesser driveway spacing may be approved by the Director of Transportation where the use of cross access easements are not possible or are not desirable, where major conflicts exist, or where property width limitation make use of the standard driveway spacing technically infeasible.*
>
> *Driveways on Arterial or Thoroughfare streets shall be no closer than 125 feet from the nearest present or future intersection corner return.*

Based on the above, any driveway(s) developed for the Project Site should be located more than 500 feet from the curb return of the I-5 Northbound Off-Ramp at Hood Franklin Road. This meets Sacramento County standards and avoids any potential encroachment to Caltrans facilities or right-of-way.

Specific plans for the driveway off Hood Franklin Road serving the Project Site have not yet been developed. Once a site plan has been developed for the Project Site and a development plan has been determined, an encroachment permit from Sacramento County will be required for improvements to an existing driveway or development of a new driveway off Hood Franklin Road. This permitting process would ensure that the driveway serving the Project Site meets required design standards. The development of internal roadways providing vehicular circulation within the Project Site would not require a Sacramento County encroachment permit. However, internal circulation would be designed to safely and efficiently accommodate anticipated traffic levels as part of the future site planning process. Therefore, the impact of Alternative A's driveway access on roadway operations and safety would be less than significant and no mitigation measures are warranted.

Bicycle and Pedestrian Facilities and Transit Service

Based on the types of land use(s) anticipated to be developed at the Project Site and the car-oriented nature of the surrounding rural area that lacks connectivity to bicycle and pedestrian facilities and transit service, Alternative A would not generate a large amount of pedestrian and bicycling activity, or transit riders along roadways adjacent to and within the Project Site or the other public roads in the area. Once the Capital SouthEast Connector – Corridor 1 is completed, the Class 1 multi-use path adjacent to the Project Site along Hood Franklin Road could be used by employees or patrons who live nearby as an alternative to driving. Thus, no significant impacts

would occur to bicycle and pedestrian facilities or to transit service, and no mitigation measures are warranted.

C7-3.3 Alternative B – No Action

Under the No Action alternative, there would be no development on the Project Site and consequently no increase in vehicular traffic on roadways in the vicinity of the Project Site. There would be no change in pedestrian, bicycle, or transit circumstances.

C7-4 Mitigation Measures

Once a final development plan has been determined, the Tribe shall apply for an encroachment permit from the County for project access off Hood Franklin Road. As part of the encroachment permit process, the Tribe shall prepare a Local Transportation Analysis (LTA) consistent with the County's Traffic Impact Analysis Guidelines to determine whether off-site improvements are needed to address potential operational deficiencies. At the project driveway(s) off Hood Franklin Road, the Tribe shall pay 100 percent of the cost of all required transportation and circulation improvements identified in the LTA. At other off-site locations, the Tribe shall fund a fair share of any required transportation and circulation improvements identified in the LTA that are not currently fully funded (e.g., Capital SouthEast Connector).

C8 LAND USE

C8-1 Regulatory Setting

C8-1.1 Federal

Farmland Protection Policy Act

The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to non-agricultural uses. It assures that federal programs are administered in a matter that is compatible with state and local units of government, and private programs and policies to protect farmland (7 U.S.C. § 4201). The NRCS is responsible for the implementation of the FPPA and categorizes farmland in a number of ways. These categories include prime farmland, farmland of statewide importance, and unique farmland. Prime farmland is considered to have the best possible features to sustain long-term productivity. Farmland of statewide importance includes farmland similar to prime farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Unique farmland is characterized by inferior soils and, depending on climate, generally needs irrigation. Urban areas, as identified by the U.S. Census Bureau, are not considered farmland and are exempted from the FPPA (FPPA Section 523.10).

The NRCS fulfills the directives of the Soil and Water Conservation Act (16 USC § 2001-2009) by identifying significant areas of concern for the protection of national resources. NRCS uses a land evaluation and site assessment system to establish a Farmland Conversion Impact Rating (FCIR) score. The total FCIR score is used as an indicator for the project's sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the allowable level; however, the FPPA does not require federal agencies to alter projects to avoid or minimize farmland conversion. Sites receiving a combined score of less than 160 (out of 260 possible points) do not require further evaluation. For sites with a combined score greater than 160 points, at least two other alternatives are required to be considered and the alternative with the lowest number of points selected unless there are other overriding considerations.

Federal Aviation Regulation

In accordance with 14 CFR 77, which provides requirements, standards, and processes for determining obstructions to air navigation, the Federal Aviation Administration's (FAA's) primary objective is to promote air safety and the efficient use of the navigable airspace. In furthering this mission, the FAA conducts aeronautical studies based on information provided on FAA Form 7460-1, Notice of Proposed Construction or Alteration, by proponents of construction or development in the vicinity of airports. Developers must file Form 7460-1 with the FAA at least 45 days prior to construction if any of the following parameters are met:

- Proposed structure(s) will exceed 200 feet above ground level;
- Proposed structure(s) will be in proximity to an airport and will exceed the slope ratio;
- Proposed structure(s) involves construction of a traverseway (i.e., highway, railroad, waterway, etc.) and once adjusted upward with the appropriate vertical distance would

exceed a standard of 77.9(a) or (b);
- Proposed structure(s) will emit frequencies, and do/does not meet the conditions of the FAA Colocation Policy;
- Proposed structure(s) will be in an instrument approach area and might exceed part 77 Subpart C;
- Proposed structure(s) will be in proximity to a navigation facility and may impact the assurance of navigation signal reception;
- Proposed structure(s) will be on an airport or heliport; or
- Filing has been requested by the FAA.

C8-1.2 State and Local

Right to Farm Act

California Civil Code Section 3482.5, also known as the Right to Farm Act, contains provisions to ensure that agricultural operations are not considered nuisances, so long as they do not obstruct navigable waterways or public areas. This ordinance supersedes any conflicting local regulations but does not prohibit local jurisdictions from adopting ordinances that allow notification to those in close proximity to an agricultural activity that they are subject to the provisions of the Right to Farm Act.

Williamson Act

The California Land Conservation Act of 1965, commonly known as the Williamson Act, is designed to preserve farmlands and open space lands by discouraging premature and unnecessary conversion to urban uses. Under the provisions of the Williamson Act, landowners contract with the county to maintain agricultural or open space use of their lands in return for a reduced property tax assessment. The contract is self-renewing, and the landowner may notify the county at any time of intent to withdraw the land from its preserve status. Withdrawal involves a 10-year period of tax adjustment to full market value before protected open space can be converted to urban uses. Alternatively, landowners can petition the County to withdraw prematurely from a Williamson Contract. In order to cancel a contract without instituting the 10-year tax adjustment period, the County must make the required findings that the cancellation is consistent with the purposes of the Williamson Act, and that cancellation is in the public interest.

Sacramento County General Plan

The Sacramento County General Plan contains goals, objectives, implementation measures and maps that form a blueprint for physical development in the unincorporated County. An updated Sacramento County General Plan was adopted in 2011 (Sacramento County, 2011, as amended). The County's previous General Plan was 1990 to 2010, the updated General Plan's planning horizon looks out to 2030. The Land Use Element provides the distribution, location, and extent of uses for each land use category. The Land Use Element has a time horizon of 2030.

Land Use Element

The Sacramento County Land Use Element sets policy for land uses in the unincorporated county for the next 25 years, establishing the foundation for the future land use and development. The following land use strategies and policies are discussed in detail in the land use element section

of the Sacramento County General Plan:

GOAL: An orderly pattern of land use that concentrates urban development, enhances community character and identify through the creation and maintenance of neighborhoods, is functionally linked with transit, promotes public health and protects the County's natural, environmental and agricultural resources.

Strategy II: Growth Accommodation.

GOAL: Accommodate projected population and employment growth in areas where the appropriate level of public infrastructure and services are or will be available during the planning period.

Policy LU-3: County to focus investment of public resources on revitalization efforts within existing communities, especially within the commercial corridors, while also allowing planning and development to occur within strategic new growth areas.

Objective: New communities that feature a mix of housing, jobs and retail development configured in a compact and transit supportive manner, that incorporate mixed use development (both vertical and horizontal), and that protect environmental resources and preserve open space.

Policy LU-12: Planning and development of new growth areas should be consistent with Sacramento County adopted Habitat Conservation Plans and other efforts to preserve and protect natural resources.

Objective: Historical rate of Agricultural-Residential development accommodated through build-out and limited expansion of existing Agricultural-Residential communities.

Policy LU-12: Planning and development of new growth areas should be consistent with Sacramento County adopted Habitat Conservation Plans and other efforts to preserve and protect natural resources.

Strategy III: Growth Management and Design

GOAL: Land use patterns that maximize the benefits of new and existing development while maintaining the quality, character, and identity of neighborhood and community areas.

Objective: Urban design that is functional, aesthetically pleasing and distinctive.

Policy LU-16: Apply the "Community Design Guidelines" and design review authority to all long-range planning efforts, including but not limited to Specific Plans, Comprehensive Plans, Community Plans, and Commercial Corridor Plans.

Policy LU-17: Support implementation of the design review program on a project-by-project basis to ensure that all development applications positively contribute to the immediate neighborhood and the surrounding community.

Objective: New development that maintains and/or enhances community identity while remaining compatible with existing neighborhoods.

> **Policy LU-18:** Encourage development that complements the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.

Objective: Neighborhoods with a mix of employment opportunities, commercial amenities, neighborhood services, and a variety of housing types and sizes.

> **Policy LU-21:** Specific Plans and Community Plans should provide a balance of employment, neighborhood services, and different housing types wherever feasible.

Objective: Compact, mixed-use developments concentrated in nodes around transit stops, in community centers, and along commercial and transportation corridors.

> **Policy LU-24:** Support private development requests that propose pedestrian and transit friendly mixed-use projects in commercial corridors, town centers, and near existing or proposed transit stops.

Objective: Increased opportunities for every resident of Sacramento County to be more physically active.

> **Policy LU-24:** Support private development requests that propose pedestrian and transit friendly mixed-use projects in commercial corridors, town centers, and near existing or proposed transit stops.

Objective: Reduced levels of light pollution in both new and existing communities.

> **Policy LU-31:** Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.

Objective: Communities, neighborhoods, and single projects that promote pedestrian circulation and safety through amenities, good design, and a mix of different land uses in close proximity.

> **Policy LU-38:** Community Plans, Specific Plans, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

Objective: Efficient build-out of existing Agricultural-Residential areas within the USB to meet rural residential demand without contaminating or over drafting groundwater aquifers.

Objective: Limited urban growth in rural towns consistent with infrastructure capacity, natural constraints, and the economic base.

> **Policy LU-73:** Sewer and water treatment and delivery systems shall not provide for greater capacity than authorized by the General Plan.

Objective: Limited agricultural residential and land use expansion outside the USB that does not compromise objectives for protecting prime agriculture lands and open space and avoids groundwater overdraft and contamination.

Policy LU-85: Agricultural Residential expansion projects shall mitigate all impacts on existing rural services and roads.

Objective: Important farmlands protected to ensure the continuation of agricultural production and to preserve open space.

Policy LU-85: Agricultural Residential expansion projects shall mitigate all impacts on existing rural services and roads.

Strategy IV: Built Environment Preservation and Enhancement

GOAL: Reinvestment in and revitalization of existing communities through comprehensive and coordinated planning strategies and public participation that addresses housing, economic development, commercial development, employment opportunities, public facilities, and infrastructure improvements.

Objective: Promote development in established communities that integrates well into the community and minimizes impacts to surrounding neighborhoods.

Policy LU-102: Ensure that the structural design, aesthetics, and site layout of new developments is compatible and interconnected with existing development.

Objective: Create and enhance dynamic, identifiable places unique to each community.

Policy LU-103: Neighborhoods identity should be maintained and/or enhanced in existing and developing areas.

Policy LU-104: All redevelopment, revitalization and commercial corridor planning efforts shall include specific provisions to create and/or enhance community identity.

Objective: Coordinate practices and strategies of local planning with goals and objectives of regional governance.

Policy LU-112: The County shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.

Open Space Element

As described in the Open Space Element of the Sacramento County General Plan, open space resources are comprised of natural areas and lands set aside primarily for human use. Natural area open spaces are riparian habitat, seasonal and permanent marshes, vernal pool concentrations, oak woodlands, flood zones, and the open waters of the rivers and Delta.

Agricultural Element

The Sacramento County General Plan Agricultural Element goal is to protect the County's

agricultural lands and maintain the productivity of these lands. It reflects policies on how the County will support, as well as appropriately regulate, the use of agricultural land.

GOAL: Protect Important farmlands from conversion and encroachment and conserve agricultural resources.

The California Department of Conservation utilizes a classification system that combines technical soil ratings and current land uses to determine important farmland categories throughout the State. For example:

- Prime Farmland describes farmland with the best combination of physical and chemical features able to sustain long-term agricultural production.
- Farmland of Statewide importance is farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.
- Unique Farmland is farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include nonirrigated orchards or vineyards.
- Farmland of Local Importance is either currently producing crops or has the capability of production.
- Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock.

Objective: Retain agricultural land holdings in units large enough to guarantee future and continued agricultural use.

> **Policy AG-7:** Require agricultural land divisions to meet minimum parcel size requirements.

Objective: Prime farmland, farmland of statewide importance, unique farmland and farmland of local importance, and farmlands with intensive agricultural investments are to be protected from encroachment by natural resource preserves without compromising biologic diversity and habitat values.

> **Policy AG-10:** The County shall balance the protection of prime, statewide importance, unique and local importance farmlands and farmlands with intensive agricultural investments with the preservation of natural habitat so that the protection of farmland can also serve to protect habitat.

Objective: Farmlands are to be protected from encroachments by recreational facilities and unlawful activities associated with use of recreational facilities.

> **Policy AG-18:** The County shall actively discourage unlawful activities on farmlands associated with use of public recreation facilities.
>
> **Policy AG-21**: the County encourages the preservation of prime, statewide importance, unique and local importance farmlands, including opposing any residential or commercial development for the Cosumnes River or Deer Creek riparian areas which are not compatible with agricultural uses.

Objective: Reduce or eliminate groundwater cones of depression in farming areas by encouraging water conservation.

Policy AG-27: The County shall actively encourage groundwater recharge, water conservation and water recycling by both agricultural and urban water users.

Objective: Reduced soil erosion.

Policy AG-27: The County shall actively encourage conservation of soil resources.

GOAL: Enhanced viability of Sacramento County's agricultural economy.

Objective: Reduced cost and difficulty of obtaining permits for construction of accessory farm buildings in floodway fringe areas.

Policy AG-33: Allow, with the simplest regulatory and administrative procedures possible, the construction of non-residential farm accessory buildings in the floodway fringe provided such structures do not obstruct flood flows or impair public safety.

Objective: Protect, conserve, and enhance agribusiness operations in Sacramento County for economic sustainability and viability and promote the visibility of the farms, ranches, and properties participating and working towards protecting and sustaining agriculture in Sacramento County.

Policy AG-33: The County shall support a variety of Agri-tourism uses that encourages economic sustainability while still respecting and promoting the primary agriculture use of the land.

Sacramento County Zoning Code

The County's Zoning Code is adopted to implement the policies of the Sacramento County General Plan to preserve resources and protect the public health, safety, and general welfare of the residents of the County. The Zoning Code establishes land use zones and standards and regulations for development in those zones, within unincorporated Sacramento County. Provides standards for illumination, landscape, signs, lighting, glare, and parking and loading areas amongst others. The Code is specifically intended to:

- Promote a balanced mix of land uses that are consistent with the General Plan.
- Ensure greater public safety, promote health and healthy communities, convenience, and accessibility through the physical design of the built environment and location of land use activities.
- Promote a healthful and convenient distribution of population by regulating and limiting the density of development.
- Encourage sustainable and efficient use of land in the County, including redevelopment of underutilized land in urbanized areas.
- Preserve the character and quality of residential neighborhoods.
- Promote a balanced supply of commercial, industrial, institutional, and transportation land uses that is compatible with adjacent land uses and has good access to transportation networks.
- Ensure the protection, preservation and provision of adequate open space for light, air, fire safety, and recreation.
- Provide for the enforcement of the regulations of this Code.

Sacramento County Right to Farm Ordinance

The Sacramento County Right to Farm Ordinance ensures that established agricultural operations which are operated in a manner consistent with proper and accepted customs and standards be allowed to continue.

C8-2 Environmental Setting

C8-2.1 Land Use and Zoning

The Project Site is located in unincorporated Sacramento County. The Project Site is primarily undeveloped grassland with water features within the southern portion. There are no existing buildings on the Project Site, although foundations from previous ranch buildings remain. The Project Site is within the SSHCP as discussed in **Appendix C4**.

Zoning

The Project Site is zoned as AG-80 (Agricultural 80 acres) and AG-20 (Agricultural 20 acres) by the County as shown in Figure 8 of **Appendix A** (Sacramento County, 2022b). Surrounding zoning consists of AG-80 to the north and east; AG-40 (Agricultural 40 acres) to the south and west, and AG-20 to the west.

The County Zoning Code outlines the permitted uses for each zone of the Project Site. The Agricultural 80 zone permits 80 acres of land to have one single-family residence per parcel. Agricultural uses, accessory dwellings for agricultural employees, and most institutional uses are allowed with a Use Permit. Agricultural 20 zone allows for the same uses as AG-80. These zoning districts are intended to promote the long-term agricultural use and discourage the premature and unnecessary conversion of agricultural land to urban uses (Sacramento County, 2016).

Areas surrounding the Project Site are zoned AG-80, AG-20, AG-40, and AR-10 (Agricultural-Residential 10 acres). The region northwest of the site is zoned RR (Recreation Reserve) for the Stone Lakes National Wildlife Refuge (Sacramento County Open Data, 2025; Sacramento County Regional Parks, 2025).

General Plan Land Use Designations

The Project Site is designated by the Sacramento County General Plan as Natural Preserve and Agricultural Cropland with a combining Resource Conservation Area land use designation as shown in Figure 9 of **Appendix A** (Sacramento County, 2018). The Natural Preserve designation corresponds to the seasonal wetlands and channel located on the southern portion of the site and continuing south of the site boundaries. Surrounding land use designations include additional Agricultural Cropland and Natural Preserve. These land use designations have combining land use overlays of both Protected and non-Protected Resource Conservation Areas.

Airports

The nearest airstrips to the site are located at Franklin Field, which is approximately 5 miles southeast, and Sacramento Executive Airport approximately 9.5 miles north.

C8-2.2 Agriculture

The Project Site is primarily undeveloped annual grassland and seasonal marsh. It is not currently

used for agricultural production. The Project Site contains soils that are classified as Prime Farmland if Irrigated and Farmland of Statewide Importance (NRCS, 2025). These classifications are given to soils that have physical and chemical characteristics, such as good drainage and adequate fertility, that make them well-suited for the production of food, feed, fiber, and forage crops when properly managed.

The California FMMP classifies the northern portion of the site as Farmland of Local Importance or Land of Importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee, and the southern portion as Grazing Land (DOC, 2025a). The Project Site is not under an active Williamson Act contract (DOC, 2025b).

The NRCS identifies significant areas of concern for the protection of national resources using a land evaluation and site assessment system to establish an FCIR score. The total FCIR score is used as an indicator for the project's sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the allowable level. Sites receiving a combined score of less than 160 (out of 260 possible points) do not require further evaluation. For sites with a combined score greater than 160 points, at least two other alternatives are required to be considered and the alternative with the lowest number of points selected unless there are other overriding considerations. Alternative A was evaluated by the NRCS for an FCIR and received a total score of 85, well below the threshold of significance (**Appendix I**).

C8-3 Impact Assessment

C8-3.1 Assessment Criteria

Land use impacts would be significant if development were to be incompatible with surrounding land uses or would conflict with the objectives of applicable federal, tribal, regional, state and local land use plans, policies and controls. Significant land use impacts may also occur if development were to convert Prime Farmland or Farmland of Statewide/Local/Unique Importance to other uses, as defined by the FPPA.

C8-3.2 Alternative A – Proposed Project

Land Use Compatibility

Alternative A would result in the Project Site being transferred from fee to federal trust, which would remove it from County land use jurisdiction. While land use regulations and zoning would not apply to the Project Site once taken into trust, the proposed uses would be compatible with surrounding land uses and freeway/regional roadway frontage. Under Alternative A, the majority of the project site would remain undeveloped open space consistent with existing County land use and zoning designations of Agricultural Cropland and Natural Preserve. The north portion of the site adjacent to the Freeway interchange and along Hood Franklin Boulevard may be developed in the future with commercial development. While commercial development is not permitted under the current zoning, the project would not impact the continued operation of adjacent businesses, including agricultural production. The project would not impede access to adjacent properties, and the State and County Right-to-Farm Regulations would ensure the ability of agricultural operations to continue. The planned Capital Southeast Connector transportation project would result in improvements to the interchange and Hood Franklin Road that would

improve regional connectivity. The right-of-way for these improvements has already been established and proposed land uses would not conflict with the County's ability to construct these planned improvements. With improved transportation infrastructure along Hood Franklin Road, an increased demand for commercial development is anticipated. Therefore, the gas station and convenience store proposed under Alternative A would complement future infrastructure improvements planned for the area. The nearest sensitive receptor to the Project Site include residences located approximately 0.30 miles east of the proposed development area with additional residences located approximately 0.36 miles west, across I-5.

No land use conflicts associated with air quality, transportation, or noise would occur as further detailed in **Appendices C3**, **C7**, and **C10**, respectively. The nearest airport is Franklin Field, more than five miles southeast of the Project Site. Alternative A would not impact any airstrips in the region. For these reasons, land use impacts from Alternative A would be less than significant and no mitigation measures are warranted.

Agriculture

The Project Site contains Farmland of Local Importance as designated by the California Department of Conservation (DOC, 2025a). Alternative A would result in the conversion of the northern portion of the site to non-agricultural uses, assuming a full buildout of the commercial development footprint. An FCIR form was submitted to the USDA NRCS to determine the value of the agricultural land to be converted under Alternative A in accordance with the FPPA. Per FPPA guidelines, if a site receives an FCIR combined score of 160 or more, alternative sites should be considered to determine if an alternative site would serve the proposed purpose and have a lower combined score or convert fewer acres of farmland (7 CFR § 658.4 (c)). The farmland conversion areas under Alternative A received a combined land evaluation and site assessment score of 85, well below the threshold for consideration of alternative sites (**Appendix I**).

The development and operation of Alternative A would not preclude agricultural uses on adjacent parcels. Adjacent land uses would continue to be subject to Sacramento County land use regulations that would prevent further conversion of agricultural lands. Because Alternative A received an FCIR combined score below 160, and because the Project Site comprises a relatively small percentage (<0.01%) of the available farmland in the County, effects to agricultural resources would be less than significant.

C8-3.3 Alternative B – No Action

Under the No Action alternative, the Project Site would remain under County jurisdiction and no development would occur on the Project Site. Therefore, any potential for land use consistency or compatibility impacts would not occur under this alternative.

C8-4 Mitigation Measures

There are no mitigation measures for land use.

C9 PUBLIC SERVICES

C9-1 Regulatory Setting

C9-1.1 Federal

Safe Drinking Water Act and Clean Water Act

See **Section C2-1**.

Public Law 280

Public Law 280 was enacted in 1953 to grant certain states criminal jurisdiction on reservations in addition to permitting civil litigation under tribal or federal court jurisdiction to be handled by state courts. The states mandated to assume criminal and civil jurisdiction over federal Indian lands are Alaska, California, Minnesota, Nebraska, Oregon, and Wisconsin, although certain tribal lands are exempt, including Metlakatla Indian Community on the Annette Island Reserve, Red Lake Reservation, and Warm Springs Reservation. In addition to these states, other states elected to assume full or partial responsibility, including Arizona, Florida, Idaho, Iowa, Montana, Nevada, North Dakota and Utah. The federal government relinquished all special criminal jurisdictions over Indian offenders and victims in these states. However, Public Law 280 does not grant states the following regulatory powers over lands held in federal trust or tribes:

- Federally guaranteed fishing, tribal hunting, and trapping rights;
- Fundamental tribal governmental functions, such as domestics relations and tribal enrollment; and
- Authority to impose state taxes.

Due to the one-sided process that imposed state jurisdiction on tribes and the failure to recognize tribal sovereignty and tribal self-determination, Public Law 280 was opposed by tribes from its enactment. Subsequent acts of Congress, court decisions, and state actions to retrocede (or give back) jurisdiction back to the federal government have mitigated some of the effects of the 1953 law and strengthened tribes' jurisdiction over civil and criminal matters on their reservations.

C9-1.2 State and Local

California Integrated Waste Management Act (AB 939)

In 1989, the State of California enacted AB 939, the California Integrated Waste Management Act, which requires jurisdictions to conduct a solid waste disposal needs assessment that estimates the disposal capacity needed to accommodate projected solid waste generated within the jurisdiction and to identify a minimum of 15 years of permitted disposal capacity. All local jurisdictions are required to divert 50 percent of their total waste stream from landfill disposal.

California Senate Bill 1383- Organic Waste

Requires cities, counties, and special districts to provide organic waste collection services to all residents and businesses and to conduct education and outreach on organics recycling. Requires

20 percent of edible food, statewide, to be recovered for human consumption if it would otherwise be disposed of.

South American Subbasin Groundwater Sustainability Plan

The South American Subbasin (SASb) GSP outlines a 20-year plan for sustainable groundwater management activities that consider the needs of all users in the SASb and ensures a viable groundwater resource for beneficial use by many groups, including potable water purveyors, agricultural, agricultural-residential, domestic, commercial and industrial users, and various environmental services. This GSP is intended to achieve a sustainable regime that balances pumping and recharge and considers the needs of all water users. The five Basin Management Objectives (BMOs) established by the Central Sacramento County Groundwater Management Plan are:

> **BMO No. 1**: Maintain the long-term average groundwater extraction rate at or below 273,000 acre-feet per year (AF/year), which is equal to the WFA sustainable yield quantity for the Central Basin. The WFA sustainable yield was calculated via groundwater modeling of the NASb, the SASb, and the COSb to avoid undue risk to private and public well owners associated with dewatering wells, degrading water quality, creating ground subsidence, and adding cost to pumping groundwater from lower elevations.
> **BMO No. 2**: Maintain specific groundwater elevations within all areas of the groundwater basin consistent with agreements in the WFA.
> **BMO No. 3**: Protect against any potential inelastic land surface subsidence by limiting subsidence to no more than 0.007 feet per 1 foot of drawdown in the groundwater basin.
> **BMO No. 4**: Protect against any adverse impacts to surface water flows in the American, Cosumnes, and Sacramento Rivers.
> **BMO No. 5**: Attain adopted water quality objectives.

Sacramento County General Plan

The Conservation Element of the Sacramento County General Plan has a Water Resources section. This describes the County's objectives, policies, and implementation measures related to providing a safe, reliable water supply. This Element also addresses Materials Recycling for reducing the amount of solid waste that is produced and encourage recycling of materials.

C9-1.3 Water Supply

Water supply within unincorporated Sacramento County, including the Project Site, is provided via surface and ground water. Over half of the municipal and agricultural water supply within the County is via groundwater (Sacramento County, 2017). Two capped wells are located within the Project Site that previously supplied it with domestic and agricultural water (**Appendix H**). Water supplied to the Project Site would be from a new domestic groundwater well. The Environmental Management Wells Program oversees the construction, modification, repair, inactivation, and destruction of wells in Sacramento County. The most recent annual report from the SASb GSP reports that groundwater resources within the region of the Project Site are above their measurable objectives (SASb, 2024).

C9-1.4 Wastewater Service

The Project Site is located in unincorporated Sacramento County and does not currently have wastewater treatment facilities or an existing connection to a public sewer system. The previous residential structure within the Project Site was equipped with a septic system that was capped (**Appendix H**).

C9-1.5 Solid Waste

Commercial solid waste collection services and recycling requirements for businesses in unincorporated Sacramento County are regulated by Sacramento County's Department of Waste Management & Recycling (DWMR). DWMR does not provide collection services but maintains a list of commercial franchised haulers to collect commercial recycling, organics, garbage, and mixed construction and demolition waste services (Sacramento County, 2025). Authorized haulers include Atlas Disposal, California Waste Recovery Systems (Cal-Waste), Elk Grove Waste Management, Republic Services, and Waste Management of Sacramento. Solid waste is primarily disposed of at the Kiefer Landfill, which is owned and operated by the Sacramento County DWMR.

C9-1.6 Electricity and Natural Gas

Natural gas services for Sacramento County, including the Project Site, are supplied by PG&E. SMUD provides electrical services to the Project Site, including a connection to a previous residence located on the Project Site (**Appendix H**).

C9-1.7 Law Enforcement

The Project Site is located within the Sacramento County Sheriff’s District, specifically the South District also known as District 8. The Sheriff's Department provides correctional services, contract and regional services, field and investigations services, and support services. The Department responds to approximately 700,000 calls per year (Sacramento County Sheriff’s Office, 2021). The nearest service station is the Walnut Grove Service Center, located approximately 13 miles southwest of the Project Site.

C9-1.8 Fire Protection and Emergency Medical Services

Fire protection and emergency medical services in the region are provided by the Cosumnes Fire Department through the CCSD. The Cosumnes Fire Department’s Station 72 is located approximately 3.5 miles northeast of the Project Site. The Cosumnes Fire Department has 222 full time staff with 14 fire fighters covering an area of over 157 square miles and provides emergency response and fire prevention services to Elk Grove, Galt, and surrounding south Sacramento County (Cosumnes Fire Department, 2025).

The nearest hospital with an emergency room is the Methodist Hospital of Sacramento, located approximately 11.6 miles northwest of the Project Site and contains 158 bed, acute care, nonprofit hospital (Dignity Health, 2025). Sutter Health Elk Grove Urgent Care is 6.8 miles northeast.

C9-1.9 Public Schools

The Project Site is within the Elk Grove Unified School District (EGUSD). The district is comprised of 68 schools, including elementary, middle, high, alternative, and adult schools (EGUSD, 2025). Franklin Elementary School is approximately 2.3 miles northeast of the Project Site and is part of the EGUSD.

C9-1.10 Parks and Recreation

The Project Site is within the Elk Grove Community Services District and is managed by the CCSD. George Park and Buscher Park are the closest parks to the Project Site and are each located approximately 1.7 miles to the east. The Stone Lakes National Wildlife Refuge is located approximately one mile northwest, or six miles driving distance, from the Project Site and is a part of the USFWS.

C9-2 Impact Assessment

C9-2.1 Assessment Criteria

An adverse effect would occur if project-related demands on public services would cause an exceedance of system capacities that resulted in significant effects on the physical environment.

C9-2.2 Alternative A – Proposed Project

Water Supply

Water supply and treatment would be supplied to the Project Site via a new onsite well should the existing wells be determined unusable. Water quality treatment would be achieved by a multi-staged filtration and treatment process to meet USEPA drinking water standards (USEPA, 2024). Water use for the Proposed Project would not constitute a significant withdraw of groundwater and would adhere to the necessary permits and regulations. Groundwater quantity within the region of the Project Site has been reported above measurable objectives. Therefore, significant impacts to public water systems would not occur. There would no impact and no mitigation is required.

Wastewater

Wastewater would be treated by an onsite WWTP to tertiary recycled water levels consistent with USEPA guidelines. The WWTP will be sized to treat peak flows. An on-site leech field or appropriately sized sprayfield/drip irrigation area would be developed for wastewater disposal, and would be designed consistent with USEPA standards associated with collection, treatment, and disposal of wastewater. Water quality is further addressed in **Appendix C6-4**. Treated wastewater may be used through a potential graywater treatment system for restroom flushing. As discussed in Section 1.5, registration of the sub-surface drainage system with the Underground Injection Control program with the USEPA would occur should an underground injection unit be implemented. Therefore, significant impacts to public wastewater systems would not occur. There would be no impact and no mitigation is required.

Solid Waste Service

Solid waste generated from the construction of Alternative A would be temporary and therefore would not impact long-term capacity of local landfills or private hauling companies. Operation of Alternative A would slightly increase the generation of solid waste compared to the existing undeveloped site. Solid waste generated under Alternative A would be transferred to the Keifer Landfill. The Keifer Landfill is permitted to receive more than 10,000 tons of waste per day (Keifer Landfill, 2024). The reasonably foreseeable uses on the Project Site include office space and a gas station, which typically dispose of between 1 and 10 pounds of solid waste per employee per day (CalRecycle, 2025). BMPs in **Appendix B** include the use of single-stream recycling and green waste diversion to the extent that it is available. Operation of Alternative A would increase the generation of solid waste compared to the existing undeveloped site but is not expected to reduce the expected life of landfill facilities. Therefore, construction and operation of Alternative A would not result in a significant effect to solid waste services and no mitigation measures are warranted.

Electricity and Natural Gas

Electricity for Alternative A would be provided by SMUD. Natural gas for Alternative A would be provided by PG&E. The Tribe would pay for these services accordingly. Existing electrical infrastructure occurs within and adjacent to the Project Site and would be extended if needed through coordination with SMUD. Natural gas extensions, if needed, would be coordinated with PG&E. There would be a less-than-significant impact and no mitigation measures are warranted.

Law Enforcement, Fire Protection, and Emergency Medical Services

Construction of Alternative A would require construction vehicles and equipment, such as welders, torches, and grinders, that may accidentally spark and ignite vegetation or building materials. This risk will be minimal due to the undeveloped nature of the Project Site and would be similar to that found at other construction sites and would not be considered abnormal. To further reduce the probability of fire risk during construction, BMPs in **Appendix B** include keeping the work area clear of fire fuels, trash, and debris.

Under Alternative A, the Sacramento County Sheriff Department would provide law enforcement services to the Project Site. The Cosumnes Fire Department would provide fire protection and emergency services to the Project Site once in trust. As described in **Appendix C6**, the Tribe has an existing MOU with the Cosumnes Fire Department for fire protection and emergency medical services, which would be amended as part of Alternative A to incorporate the Project Site. Alternative A would result in a minimal increase in demand due to the limited size and scope of development. Calls for service would not be disproportionate to other similar developments in the area. Additionally, mitigation measures described in **Appendix C6-4** would be implemented to ensure adequate provision of law enforcement, fire protection, and emergency services to the Project Site. There would be a less-than-significant impact with mitigation.

Schools and Parks

Impacts to EGUSD as a result of Alternative A would be negligible due to the limited size and scope of the proposed development. Any new employees required to staff future businesses are anticipated to already live in the vicinity of the Project Site and therefore would not result in a significant number of new families moving to the area that could impact local schools.

The nearest parks are within two miles from the Project Site. Alternative A is not expected to significantly increase visitation to these parks because it would not significantly increase the population in the region. Therefore, there would be a less-than-significant impact to schools and parks and no mitigation measures are warranted.

C9-2.3 Alternative B – No Action

The No Action alternative would not increase demands on public services and no new utility extensions would be required.

C9-3 Mitigation Measures

Refer to mitigation measures described in **Appendix C6-4**.

C10 NOISE

C10-1 Acoustical Background and Terminology

C10-1.1 Fundamentals of Sound

Sound is defined as any pressure variation in air that the human ear can detect, and is technically described in terms of loudness (amplitude) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The dB scale uses the hearing threshold (20 micropascals of pressure), as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The dB scale allows a million-fold increase in pressure to be expressed as 120 dB.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the dBA sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in dB.

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level (Leq) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level (L_{dn}) noise descriptor, and shows very good correlation with community response to noise. The L_{dn} is based upon the average noise level over a 24-hour day, with a +10 dB weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were louder than daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn}-based noise standards are commonly used to assess noise effects associated with traffic, railroad, and aircraft noise sources.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise. Thus,

an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the ambient noise level.

In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness and can cause an adverse response.

Generally, most noise is generated by transportation systems, principally motor vehicle noise, but also including aircraft noise and rail noise. The level of traffic noise depends on three things: l) the volume of the traffic, 2) the speed of the traffic, and 3) the number of trucks in the flow of the traffic. Because noise is measured on a logarithmic scale, 70 dBA plus 70 dBA does not equal 140 dBA. Instead, two sources of equal noise added together have been found to result in an increase of 3 dBA. That is, if a certain volume of traffic results in a noise level of 70 dBA the addition of the same volume of traffic, or doubling, would result in a noise level of 73 dBA. As stated above, 3 dBA is just audible; therefore, if a project doubles the traffic volume there would be an audible increase in the ambient noise level.

Noise attenuates (lessens) at a rate of 6 to 9 dBA per doubling of distance from the source, depending on environmental conditions (i.e., atmospheric conditions and noise barriers, vegetative or manufactured, etc.). Widely distributed noises, such as a large industrial facility or a street with moving vehicles would typically attenuate at a lower rate, approximately 4 to 6 dBA per doubling of distance.

C10-2 Regulatory Setting

C10-2.1 Federal

Federal Noise Abatement Criteria

Operational noise standards used in this study are FHWA Noise Abatement Criteria (NAC) for the assessment of noise consequences related to surface traffic and other project-related noise sources. These standards are discussed below. The FHWA establishes NAC for various land uses that have been categorized based upon activity. Land uses are categorized on the basis of their sensitivity to noise as indicated in **Table C10-1**. The FHWA NAC is based on peak traffic hour noise levels. Sensitive receptors with the potential to be impacted by the project alternatives primarily consist of residential land uses; thus, the Category B noise standard (67 dBA L_{eq}) would apply to those uses.

Table C10-1: Federal Noise Abatement Criteria Hourly A-Weighted Sound Level Decibels

Activity Category	Activity Criteria Leq (h), dBA	Evaluation Location	Activity Category Description
A	57	Exterior	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B	67	Exterior	Residential.
C	67	Exterior	Active sport areas, amphitheaters, auditoriums, campgrounds, cemeteries, daycare centers, hospitals, libraries, medical facilities, parks, picnic areas, places of worship, playgrounds, public meeting rooms, public or nonprofit institutional structures, radio studios, recording studios, recreation areas, Section 4(f) sites, schools, television studios, trails and trail crossings.
D	52	Interior	Auditoriums, daycare centers, hospitals, libraries, medical facilities, places of worship, public meeting rooms, public or non-profit institutional structures, radio studios, recording studios, schools, and television studios.
E	72	Exterior	Hotels, motels, offices, restaurants/bars, and other developed lands, properties or activities not included in A-D or F.
F	--	--	Agriculture, airports, bus yards, emergency services, industrial, logging, maintenance facilities, shipyards, utilities (water resources, water treatment, electricity), and warehousing.
G	--	--	Undeveloped lands that are not permitted.

Source: Title 23 CFR Part 772, Table 1 to Part 772 – Noise Abatement Criteria

Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual (2018)

The Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) offers technical guidance for performing noise and vibration analyses for transit projects and integrating these analyses into their projects. It outlines procedures for predicting and evaluating noise and vibration impacts at various stages of project development and different levels of analysis.

C10-2.2 State and Local

Sacramento County Code of Ordinances, Chapter 6.68 – Noise Control

Chapter 6.68 of the Sacramento County Code identifies county noise standards. Section 6.68.070 specifies exterior noise standards for specific county zoning districts in addition to cumulative duration in intrusive sound. These standards have been reproduced in **Tables C10-2** and **C10-3**.

Table C10-2: Exterior Noise Standards

Noise Area	County Zoning Districts	Time Peroid	Exterior Noise Standard
1	RE-1, RD-1, RE-2, RD-2, RE-3, RD-3, RD-4, R-1-A, RD-5, R-2, RD-10, R-2A, RD-20, R-3, R-D-30, RD-40, RM-1, RM-2, A-1-B,AR-1, A-2, AR-2, A-5, AR-5	7 a.m.— 10 p.m.	55 dBA
1	RE-1, RD-1, RE-2, RD-2, RE-3, RD-3, RD-4, R-1-A, RD-5, R-2, RD-10, R-2A, RD-20, R-3, R-D-30, RD-40, RM-1, RM-2, A-1-B,AR-1, A-2, AR-2, A-5, AR-5	10 p.m.— 7 a.m.	50 dBA

Table C10-3: Cumulative Duration of the Intrusive Sound

Cumulative Duration of the Intrusive Sound	Allowance Decibels
1. Cumulative period of 30 minutes per hour	0
2. Cumulative period of 15 minutes per hour	+5
3. Cumulative period of 5 minutes per hour	+10
4. Cumulative period of 1 minute per hour	+15
5. Level not to be exceeded for any time per hour	+20

Section 6.68.090 states that noise associated with construction is exempt from the provisions presented in chapter 6.68, provided the construction activities do not take place between 8:00 p.m. and 6:00 a.m. on weekdays, and 8:00 p.m. through and including 7:00 a.m. on weekends, from Friday evening to Sunday evening.

C10-3 Environmental Setting

C10-3.1 Ambient Noise Environment

The dominant noise source in the vicinity of the Project Site is traffic along I-5. Hood Franklin Road also contribute traffic related noise. Additional noise sources in the area include limited commercial activity associated with existing development near the Project Site and agricultural activities. The estimated ambient noise level is assumed to be primarily due to traffic noise on I-5 and is estimated to be approximately 55 dBA L_{eq} in the vicinity of the Project Site (U.S. Department of Transportation [USDOT], 2025a).

C10-3.2 Sensitive Receptors

Some land uses are considered more sensitive to noise than others due to the amount of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities typically involved. Residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, and parks and other outdoor recreation areas generally are more sensitive to noise than commercial or industrial land uses. A sensitive receptor is defined as any living entity or aggregate of entities whose comfort, health, or well-being could be impaired or endangered by the existence of the criteria pollutant, whether it is emissions or noise, in the atmosphere.

The nearest sensitive receptor to the Project Site include residences located approximately 0.30 miles east of the proposed development area with additional residences located approximately 0.36 miles west, across I-5.

C10-4 Impact Assessment

C10-4.1 Assessment Criteria

The assessment of noise and vibration impacts from the Proposed Project is based on federal standards/guidelines from the FHWA and FTA, as well as applicable Sacramento County regulations. Adverse noise or vibration effects at existing sensitive receptor locations would be considered significant if any of the following conditions occur as a result of the Proposed Project:

Construction Noise and Vibration

- Construction noise levels exceed the FTA noise thresholds guidelines for residential receptors: 90 dBA L_{eq} during daytime or 80 dBA L_{eq} at night.
- Groundborne vibration levels exceed 85 VdB for annoyance or 0.2 in/sec ppv for potential structural damage at nearby sensitive uses.
- Construction activities occur outside of exempt hours defined in Sacramento County Code Chapter 6.68.090:
    - Weekdays: No construction between 8:00 p.m. and 6:00 a.m.
    - Weekends: No construction between 8:00 p.m. Friday and 7:00 a.m. Sunday

Operation Noise

- Project-generated traffic increases exterior noise at sensitive receptors beyond FHWA NAC, 67 dBA L_{eq} for residential uses where such thresholds are not currently exceeded.
- Operational noise exceeds Sacramento County exterior noise limits in residential zoning districts (per Section 6.68.070):
    - Daytime (7 a.m.–10 p.m.): 55 dBA
    - Nighttime (10 p.m.–7 a.m.): 50 dBA

C10-4.2 Alternative A – Proposed Project

Construction Noise

During construction of Alternative A, noise from construction activities would add to the noise environment in the immediate vicinity of the Project Site. Typical construction activities could generate maximum noise levels up to 85 dBA at a distance of 50 feet, as indicated in **Table C10-4**. These noise levels may vary depending on the particular type, number, and duration of use of various pieces of construction equipment. Noise attenuates (lessens) at 6 – 9 dBA per doubling of distance from the source, depending on environmental conditions (e.g., atmospheric conditions, noise barriers) and whether the noise source is stationary or moving. An attenuation factor of 6 dBA per doubling of distance is appropriate for the Project Site given the flat topography and lack vegetation/structures between the Project Site and nearest sensitive receptors. Assuming up to three of the loudest pieces of equipment operating at one time, the highest noise level would be 89.8 dBA. Based on this estimate of construction noise, the estimated maximum construction noise level from the Project Site would be 59.8 dBA at the nearest sensitive receptor, which is approximately 0.3 miles (1,585 feet) to the east. Because

construction activities are temporary and do not create a permanent change in ambient noise levels, the FTA construction noise guidelines, which identify 90 dBA L_{eq} as the significance threshold for residential receptors, are applied to determine significance. The estimated noise level at the residence, 59.8 dBA, would be below this federal noise construction. Furthermore, with the incorporation of the construction noise BMPs included in **Appendix B**, construction noise and duration would be reduced. This includes limiting construction activities to between 6:00 a.m. and 8:00 p.m. on weekdays, and between 7:00 a.m. and 8:00 p.m. from Friday evening until Sunday evening. These limitations are consistent with the Sacramento County Code § 6.68.090, which exempt construction projects from noise restrictions when conducted within the specified timeframes. Therefore, because construction noise would not exceed the 90 dBA FTA threshold, and given the short-term, temporary nature of construction activities, along with the implementation of BMPs to limit noise levels and restrict working hours, construction-related noise effects would be less than significant, and no mitigation measures are warranted.

Table C10-4: Typical Construction Noise Levels

Construction Equipment	Maximum Noise Level at 50 ft (dBA)	Construction Equipment	Maximum Noise Level at 50 ft (dBA)
Crane (mobile or stationary)	85	Tractor	84
Dozer	85	Generator (less than 25 kilo-volt-amperes)	70
Excavator	85	Backhoe	80
Grader	85	Compressor (air)	80
Paver	85	Front end loader	80
Scraper	85	Pickup truck	55
Jackhammer	85	Flat Bed truck	84
Concrete pump truck	82	Dump truck	84

Source: FTA, 2018

During construction, workers commuting by vehicle, vendor, and material haul trips have the potential to raise ambient noise levels on local roadways, depending on the number of trips (e.g. haul trips) and the types of vehicles used. For the ambient noise environment, peak commute times would be the nosiest time periods because the highest traffic volumes would occur at these times. Increasing vehicle trips during these times would have the potential to create the greatest noise impact and cause adverse effects to sensitive receptors along roadways. Worker trips to the Project Site would partially coincide with local commute trips, but the majority of truck trips would occur during the day and outside the traffic peak hours. Worker trips to the Project Site would partially coincide with local commute periods; however, the majority of construction-related truck trips would occur during the daytime and outside of peak traffic hours. Most construction traffic would utilize I-5, which already experiences high volumes of existing regional traffic. As a result, the additional truck traffic generated during construction would represent a very small fraction of total roadway use and would not result in a noticeable increase in ambient noise levels along the highway corridor. Minor increases in traffic may also occur along local

roadways, such as Hood Franklin Road, but these would be temporary and limited in scale given the phased nature of development under Alternative A. For these reasons, construction traffic would not result in a significant increase in ambient noise levels, and no mitigation measures are warranted. Therefore, construction noise impacts would be less than significant.

Construction Vibration

Table C10-5 presents the vibration levels generated by typical construction equipment at a distance of 25 feet. With the exception of vibratory rollers, vibration levels at this distance are below the threshold for structural damage (0.2 in/sec peak particle velocity). However, equipment types listed in **Table C10-5** would generate vibration levels that exceed the threshold for human annoyance at 25 feet.

C10-5: Vibration Levels for Construction Equipment

Equipment	Maximum Vibration Level at 25 feet [VdB (rms)]	Maximum Vibration Level at 25 feet in/sec ppv
Vibratory Roller	94	0.21
Large Bulldozers	87	0.089
Loaded Trucks	86	0.076
Jackhammer	79	0.035

Source: FTA, 2018

The threshold of perception for humans is approximately 65 VdB while a vibration level of 85 VdB in a residence can result in strong annoyance (FTA, 2018). The nearest residential receptor is a residence approximately 1,585 feet east of the Project Site. This distance is sufficient to avoid vibration levels that could cause structural damage to buildings and human annoyance. Consequently, vibration impacts during construction would be to less than significant

Operation Noise

Operation of the reasonably foreseeable development under Alternative A is not anticipated to generate substantial new sources of noise. Typical operational noise would include vehicle circulation, parking activity (e.g., engine starts, door slams), human conversation, loading and unloading, landscape maintenance, and mechanical equipment operation such as heating, ventilation, and air conditioning (HVAC) systems. These are routine noise sources associated with commercial development and are not typically considered substantial in nature.

Sacramento County Code Chapter 6.68 sets exterior noise standards for specific residential zoning districts identified in **Table C10-2**. However, the zoning designations near the Project Site—AG-20, AR-10, RR, and AG-80—are not listed in **Table C10-2**. Therefore, no specific numerical exterior noise standards apply to the nearby properties under the County Code. Moreover, the nearest off-site sensitive receptor is located approximately 0.30 miles (1,585 feet) from the proposed development footprint. At this distance, typical operational noise would be subject to substantial attenuation, on the order of 27–30 dBA, depending on intervening terrain and atmospheric conditions. Based on this, noise generated from Alternative A is expected to

diminish to barely audible difference in the ambient noise environment and therefore cause a less-than-significant impact.

To assess potential noise impacts from increased traffic associated with Alternative A, vehicle volumes on the I-5 off-ramps at the Hood Franklin Road interchange were used to provide a baseline for current traffic levels on Hood Franklin. According to Caltrans, the northbound off-ramp carried an annual average of 880 vehicles per day in 2014 and 974 in 2017, while the southbound off-ramp carried 1,890 vehicles per day in 2014 and 1,898 in 2017 (Caltrans, 2023).

Alternative A would generate approximately 3,996 daily trips (**Appendix C7**), which would more than double the off-ramp volumes. The majority of project-related traffic is expected to use the segment of Hood Franklin Road between the Project Site and the I-5 interchange, as this represents the most direct and logical access route for vehicles traveling to and from the regional highway network. There are no other nearby arterials that would serve as a more efficient point of ingress or egress, and the Proposed Project is specifically oriented to capture regional traffic from I-5. Once on the interstate, project-related traffic would merge with existing high-volume freeway conditions, where the incremental addition of vehicles would be negligible relative to the overall traffic load.

The short Hood Franklin segment contains no sensitive receptors, and although sensitive receptors are present along the I-5 corridor and further east along Hood Franklin Road, the additional traffic generated under Alternative A would not be substantial enough to cause a perceptible change in the ambient noise environment there. Consequently, while traffic along a limited segment of Hood Franklin Road would increase noticeably—resulting in a detectable change in noise levels—this effect would not extend to roadway segments with sensitive receptors, such as those east of the Project Site or west beyond I-5. Therefore, the impact would be considered less than significant.

Operation Vibration

Alternative A does not include land uses or equipment that would generate substantial operational vibration. The types of commercial and mixed-use development anticipated—such as retail, office, hotel, and residential uses—do not typically involve machinery or activities that produce perceptible groundborne vibration. Therefore, Alternative A is not expected to generate operational vibration levels that would be perceivable at nearby sensitive receptors, such as the Sterling Meadows residential neighborhood. Therefore, this impact would be less than significant.

C10-4.3 Alternative B – No Action

Under Alternative B, the Project Site would remain as it is with no additional development. The Project Site would not be a source of new construction or operational noise. No noise impacts would occur under Alternative B.

C10-5 Mitigation Measures

No mitigation measures required.

C11 HAZARDOUS MATERIALS

C11-1 Regulatory Setting

C11-1.1 Federal

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) regulates the land disposal of hazardous materials from cradle-to-grave. This means establishing a regulatory framework for the generation, transport, treatment, storage, and disposal of hazardous waste. Specifically, Subtitle D of RCRA pertains to non-hazardous solid waste and Subtitle C focuses on hazardous solid waste. A solid waste can consist of solids, liquids, and gases, but these must be discarded in order to be considered waste. Additionally, the USEPA has developed regulations to set minimum national technical standards for how disposal facilities should be designed and operated. States issue permits to ensure compliance with USEPA and state regulations. The regulated community is comprised of a diverse group that must comprehend and adhere to RCRA regulations. These groups can consist of hazardous waste generators, government agencies, small businesses, and gas stations with underground petroleum tanks. As of November 27, 2023, the RCRA regulations have been updated by the USEPA to include the identification of Non-Hazardous Secondary Materials that Are Solid Waste and the 2018 Additions to List of Categorical Non-Waste Fuels.

Food, Drug, and Cosmetic Act

Under the federal Food, Drug, and Cosmetic Act, the USEPA sets maximum residue limits, or tolerances, for pesticides residues on food. When the USEPA sets a tolerance level for a food, this is the level deemed safe. In defining safe, this means that, “reasonable certainty that no harm will result from aggregate exposure to the pesticide residue.” When determining a safety finding for a tolerance level, the USEPA considers the toxicity of the pesticide and its break-down products, aggregate exposure to the pesticide in foods and from other sources of exposure if applicable, and any special risks specific to infants and children. If a tolerance is not set for a pesticide residue, a food containing that pesticide residue will be subject to government seizure if deemed appropriate. However, once a tolerance has been established for a pesticide residue, then residue levels below the tolerance will not trigger enforcement actions. If the residue level is detected above that tolerance, then the commodity will be subject to seizure. Some pesticides do not have a set tolerance level as the USEPA may grant exemptions in the cases where the pesticide residue does not pose, under foreseeable situations, a significant dietary risk.

Insecticide, Fungicide, and Rodenticide Act

The federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) addresses the sale, distribution, and labeling of pesticides, as well as the certification and training of pesticide applicators. FIFRA establishes recordkeeping and reporting requirements on certified applicators of restricted use pesticides. Furthermore, FIFRA imposes storage, disposal, and transportation requirements on registrants and applicants for the registration of pesticides. Pesticide use is regulated through requirements to apply pesticides in a manner consistent with the label. The labeling requirement

includes directions for use, warnings, and cautions along with the uses for which the pesticide is registered (e.g., pests and appropriate applications). This includes the specific conditions for the application, mixture, and storage of the pesticide. Additionally, the label must specify a time period for re-entry into an area after the pesticide has been applied, and when crops may be harvested after the application of the pesticide. If a pesticide is used in a manner contrary to specifics on its label, then the use constitutes a violation of the FIFRA.

Hazardous Communication Standard

The Occupational Safety and Health Administration (OSHA) helps ensure employee safety by regulating the handling and use of chemicals in the workplace. For instance, it administers the Hazard Communication Standard (HCS). The HCS ensures safety in the workplace concerning chemicals through requiring information to be provided and understood by workers about the identity and hazards associated with chemicals they may work with. This also requires that chemical manufactures and importers evaluate the hazards associated with the chemicals they create or import, and that these chemicals have proper labels and material safety data sheets concerning their hazards to others (e.g., customers). Downstream of the production, employers who utilize these hazardous chemicals in their workplaces are obligated to have labels and safety data sheets for their workers and to train them on the proper handling of these chemicals.

Hazardous Substances Act

The Consumer Product Safety Commission has a limited role in regulating hazardous substances; it primarily deals with the labeling of consumer products through the federal Hazardous Substances Act (HSA). HSA only requires products that may at some point be in the presence of people's dwellings to be labeled, including during purchase, storage, or use. These labels must alert consumers of the potential hazards that the product may pose. However, for a product to be required for labelling, the product must be toxic, corrosive, flammable/combustible, an irritant, a strong sensitizer, or have the ability to generate pressure through decomposition, heat, or other means. Furthermore, the product must possess the ability to cause severe personal injury or substantial illness during or as a result of any customary or reasonably predictable handling or use, including reasonably foreseeable ingestion by children.

Toxic Substances Control Act

The federal Toxic Substances Control Act (TSCA), as amended by the Frank R. Lautenberg Chemical Safety for the 21st Century Act, permits the USEPA to evaluate the potential risk from novel and existing chemicals and address unacceptable risks chemicals may have on human health and the environment. The USEPA oversees the production, importation, use, and disposal of certain chemicals. This includes the USEPA having the authority to require record keeping, reporting, and test requirements and restrictions associated with certain chemical substances and/or mixtures. However, certain groups of chemicals are excluded from TSCA consideration, including—but not limited to—food, drugs, cosmetics, and pesticides. Examples of chemicals included in TSCA consideration are lead paint, asbestos, mercury, formaldehyde, and polychlorinated biphenyls.

Emergency Planning and Community Right-to-Know Act

The federal Emergency Planning and Community Right-to-Know Act (EPCRA) is designed to assist local communities protect public health, safety, and the environment from chemical hazards. The Community Right-to-Know provisions help increase the public's knowledge and access to information on chemicals at individual facilities, their uses, and releases into the environment. The EPCRA also requires industry to report on the storage, usage, and releases of hazardous substances to federal, state, and local governments, and states and communities can use the information gained to improve chemical safety and protect public health and the environment.

40 CFR Part 280

40 CFR Part 280, also known as the Technical Standards and Corrective Action Requirements for Owners and Operators of Underground Storage Tanks (UST), is a part of the Electronic CFR. It provides guidelines and requirements for the design, construction, operation, release detection, and corrective action for UST systems. The regulation is divided into several subparts, each addressing a specific aspect of UST management:

- Subpart A: Program Scope and Installation Requirements for Partially Excluded UST Systems
- Subpart B: UST Systems: Design, Construction, Installation, and Notification
- Subpart C: General Operating Requirements
- Subpart D: Release Detection
- Subpart E: Release Reporting, Investigation, and Confirmation
- Subpart F: Release Response and Corrective Action for UST Systems Containing Petroleum or Hazardous Substances
- Subpart G: Out-of-Service UST Systems and Closure
- Subpart H: Financial Responsibility

Each subpart contains sections that detail the requirements for that specific area. For example, Subpart C includes sections on spill and overfill control, operation and maintenance of corrosion protection, compatibility, repairs allowed, reporting and recordkeeping, periodic testing of spill prevention equipment and containment sumps used for interstitial monitoring of piping, and periodic operation and maintenance walkthrough inspections. 40 CFR Part 280 is enforced by the Environmental Protection Agency and is designed to protect the environment from potential hazards associated with UST systems.

C11-1.2 State and Local

Wilton Rancheria Building and Safety Code

See **Section C1-1.2** for a description of the Tribe’s Building Code.

Sacramento County General Plan

The Sacramento County General Plan (General Plan), as amended, is the guiding document for the growth and development of the unincorporated County. Policies in the General Plan that are

relevant to the hazards and hazardous materials in the vicinity of the Project are from the Hazardous Materials Element and include the following policies:

Policy HM-4: The handling, storage, and transport of hazardous materials shall be conducted in a manner so as not to compromise public health and safety standards.

Policy HM-7: Encourage the implementation of workplace safety programs and to the best extent possible ensure that residents who live adjacent to industrial or commercials facilities are protected from accidents and the mishandling of hazardous materials.

Policy HM-8: Continue the effort to prevent ground water and soil contamination.

Policy HM-9: Continue the effort to prevent surface water contamination.

Policy HM-11: Protect residents and sensitive facilities from incidents which may occur during the transport of hazardous materials in the County.

Policy HM-14: Support local enforcement of hazardous materials regulations.

C11-2 Environmental Setting

Additional information on the existing environmental setting can be found in the Phase I ESA in **Appendix H**.

C11-2.1 Hazardous Materials

A Phase I ESA was prepared for the Project Site in conformance with the BIA guidelines (602 DM 2) and the American Society for Testing and Materials (ASTM) Standard Practice E 1527-21. Site reconnaissance was conducted in November of 2023 as a part of the Phase I ESA and by Acorn Environmental in July of 2025. Under the ASTM Standard Practice E 1527-21, recognized environmental conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The Phase I ESA performed a review of relevant database listings of hazardous material sites, waste generators, above ground storage tanks (ASTs) and USTs, and reviews of historical topographic maps and aerial photographs of the Project Site to determine if RECs occur on the Project Site or within the vicinity.

Database queries performed for the Phase I ESA noted no listed cases of hazardous materials involvement on the Project Site. Noted cases in the vicinity of the Project Site have either been mitigated and closed or are under continued regulatory oversight by the appropriate agencies (**Appendix H**).

The Phase I ESA determined that there are no RECs identified in connection with the Project Site. The SWRCB GeoTracker database, the California Department of Toxic Substances Control (DTSC) EnviroStor database, and the USEPA Enforcement and Compliance History Online (ECHO) database were searched for documentation of local hazardous materials (**Appendix H**). The

Project Site was not listed on the GeoTracker, EnviroStor, or ECHO databases. A Facility Registry Service/Facility Index (FINDS/FRS) site is a facility or site listed in the USEPA's Facility Registry Service, which is a central database that identifies locations subject to environmental regulations or of environmental interest. A RCRA Non-Generator (NON GEN) site is a site that is not currently generating hazardous waste regulated under RCRA but may still be tracked due to past or potential regulated activities. The database search showed one FINDS/FRS and one RCRA NON GEN site on the Project Site. The site was reportedly active since October 28, 2021 and is currently listed as inactive. One ENVIROSTOR site was identified within one mile of the Project Site. Additionally, there are no recorded solid waste facilities/landfill sites within a half mile of the Project Site. No leaking underground storage tank (LUST) sites or Cleanup Program sites were reported within a half mile of the Project Site (**Appendix H**). No registered USTs or ASTs were reported within a quarter mile of the Project Site (**Appendix H).**

C11-2.2 Wildfire History and Risk

In 2024, 8,110 wildfires occurred and burned a total of 83,210 acres across the State (CAL FIRE, 2024). Of those fires, 11 were within Sacramento County. The 2024 wildfire season slightly exceeded the five-year average for the number of wildfires but was below the average for acres burned between 2020 and 2024. The high 5-year averages were partially due to the historically low rainfall and severe ongoing drought, especially for fires in 2020 (CAL FIRE, 2020). In 2025 so far, 6,928 fires have been counted and burned a total of 520,180 acres across the State (CAL FIRE, 2025b). Of these, Sacramento County experienced eight fires, burning approximately 499 acres, (CAL FIRE, 2025b).

The Project Site is located within a Local Responsibility Area, meaning the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of the County. The Project Site is within a Fire Hazard Severity Zone (FHSZ), which classify a wildland zone as moderate, high, or very high fire hazard based on the average hazard across the area included in the zone. The site is within a high FHSZ as recommended by the State Fire marshal in 2025 (CAL FIRE, 2025).

C11-3 Impact Assessment

C11-3.1 Assessment Criteria

Impacts associated with hazardous materials include potential releases of hazardous materials and improper hazardous material management associated with development. A significant hazardous material impact would occur if the Project Site were to contain existing hazardous materials that would require remediation or mitigation prior to development. Additionally, if development were to result in the use, handling, or generation of a controlled hazardous materials such that the regulated amount would increase the potential risk of exposure that would result in the reduction in the quality or loss of life, such an impact would be considered significant. Impacts would also be considered significant if Alternative A were to increase wildfire risks onsite or in the surrounding area. This includes, but is not limited to, increasing fuel loads, exacerbating the steepness of the local topography, introducing uses that would increase the chance of igniting fires, reducing fire barriers, inhibiting local emergency response to or evacuation routes from wildfires, building in a high-risk fire zone without project design measure to reduce inherent wildfire risk, and conflicting with a local wildfire management plan.

C11-3.2 Alternative A– Proposed Project

Hazardous Materials

No hazardous materials or RECs have been identified in association with the Project Site. The site is currently undeveloped but the area of proposed development has previously been graded and the Phase I ESA found that previous development displayed no signs of potential hazards. Potential construction and operation-related impacts related to hazardous materials are further discussed below.

Construction

Limited quantities of standard hazardous materials may be used during construction, including gasoline, diesel fuel, motor oil, hydraulic fluid, solvents, cleaners, sealants, welding flux, various lubricants, paint, paint thinner, and other products. As with any liquid and solid, during handling and transfer from one container to another or general usage, the potential for an accidental release exists. Depending on the relative hazard of the material, if a spill were to occur of significant quantity, the accidental release could pose both a hazard to construction employees as well as to the environment. The impacts of accidental releases can be eliminated through construction BMPs required within the NPDES Construction General Permit. Contact with stormwater during construction is the primary means of transporting these contaminants offsite. BMPs in **Appendix B** would minimize potential construction-related impacts associated with runoff. During transportation of hazardous materials off and onsite, the transporters of hazardous materials would be required to adhere to applicable State, federal, and local regulations. This would ensure that the transportation of hazardous materials to and from the Project Site would not result in spills. Once onsite, BMPs listed in **Appendix B** would reduce the probability of accidental onsite release through spill prevention methods and utilizing proper equipment. Furthermore, onsite hazardous chemicals would be used and stored per federal regulations and manufacturer guidelines would be followed. Therefore, the impacts from Alternative A from the routine transport, use, or disposal of hazardous materials during construction would be less than significant and no mitigation measures are warranted.

Operation

During operation, common hazardous materials may be used on the site, including motor oil, hydraulic fluids, solvents, cleaners, lubricants, and paints etc. Hazardous materials would be stored, handled, and disposed of according to federal manufacturer's guidelines and federal law. Any solid waste produced onsite would be stored, handled, and disposed of by adhering to applicable federal and state regulations.

The gas station component of Alternative A would be equipped with USTs filled with petroleum products that would include gasoline and diesel fuel fueling stations. Potential releases could occur during refueling or improperly maintained and/or faulty equipment that could become susceptible to leaks. Petroleum products released through spills, overfills, and leaks have the potential to contaminate stormwater runoff or enter the surrounding groundwater through direct spilling or leaking into the surrounding soil. However, the fuel storage tanks would comply with the provisions of 40 CFR Part 280 as outlined in **Appendix B**, including Part 280.20 Performance Standards for new UST systems, which includes requirements for tank design,

installation and maintenance of leak detection and prevention systems, and spill and overfill controls to minimize the risk of release of petroleum into the environment. Leak prevention measures required under 40 CFR Part 280 include corrosion-resistant and double-walled tanks and piping, spill and overflow prevention equipment, and use of leak detection equipment. The fueling stations would be fully covered and stormwater runoff generated at the station would be contained to the area. The standards are therefore protective of both public health and the environment (including soil and groundwater) through the prevention of accidental release which could lead to soil and groundwater contamination.

Alternative A would not result in significant adverse effects related to waste production and hazardous materials and no mitigation measures are warranted.

Wildfire Risk

Construction

During construction, the operation of equipment could create sparks or fire that could ignite the vegetation within the Project Site, which could then create a wildfire. Examples of construction equipment that could ignite a fire and thus increase risks include power tools and acetylene torches. As described in **Section C11-2**, the Project Site is within a designated high FHSZ. With a high severity zone rating, there is an elevated risk of a fire during construction. Minimal vegetation and regular mowing and disking on the Project Site minimizes the available fuel that could start or transmit a fire if a spark were to occur during construction. Furthermore, BMPs provided in **Appendix B** would reduce the probability of igniting a fire by keeping the work area clear of fire fuels, trash, and debris. Therefore, the potential for fire ignition during construction is less than significant and no mitigation measures are warranted.

Operation

Construction would adhere to the Tribe's Building Code, which adopts standards at least as stringent as the CBC and the California Public Safety Code applicable to the County of Sacramento. These codes include comprehensive provisions related to fire safety, including the use of fire-resistant materials, requirements for safe and accessible means of ingress (for the fire department) and egress, and the installation and maintenance of fire protection systems, including fire sprinklers and fire alarms, and smoke control systems. Therefore, impacts associated with exposing people or structures to a significant risk of loss, injury, or death involving ignition of wildland fires during operation of Alternative A are less than significant and no mitigation measures are warranted.

C11-3.3 Alternative B – No Action

No development would occur under this alternative, and the Project Site would remain in its current state. No hazardous material impacts would occur under the No Action alternative.

C11-4 Mitigation Measures

There are no mitigation measures for hazardous materials.

C12 VISUAL RESOURCES

C12-1 Regulatory Setting

C12-1.1 State and Local

California State Scenic Highway Program

In 1963, the California State Legislature established the California Scenic Highway Program through Senate Bills 1467 and 1468, provisions of which were added to the Streets and Highways Code. The goal of the California Scenic Highway Program is to preserve and enhance the natural beauty of California, with scenic highways being designated based upon the amount of natural landscape visible to a passing motorist.

Wilton Rancheria Building and Safety Code

See **Section C1-1.2** for a description of the Tribe's Building Code.

Title 24 Outdoor Lighting Zones

The California Energy Code includes mandatory requirements for outdoor lighting such as maximum brightness and shielding. These requirements vary based on the Lighting Zone the building is located in. Lighting Zones range from Zone 0 (undeveloped open spaces) to Zone 3 (urban areas). Lighting Zone 4 can only be designated when a local government applies for exceptionally high lighting allowances. Lighting Zones are intended to help limit light pollution and ensure light levels are appropriate for the region.

Sacramento County General Plan

The Sacramento County General Plan contains goals, objectives, implementation measures and maps that form a blueprint for physical development in the unincorporated County. An updated Sacramento County General Plan was adopted in 2011 (Sacramento County, 2011, as amended). The County's previous General Plan was 1990 to 2010, the updated General Plan's planning horizon looks out to 2030. The following policies of the General Plan pertain to the proposed development:

> **Policy CI-59:** Encourage Caltrans to landscape the freeways within Sacramento County, particularly stretches which form entrances to urban areas.
>
> **Policy CI-60:** Encourage maintenance of natural roadside vegetation and landscaping with native plants which usually provide the best habitats for native wildlife.
>
> **Policy CI-65:** Incorporate Low Impact Design (LID) techniques to the greatest extent feasible to improve… visual aesthetics.

Sacramento County Zoning Code

The Zoning Code of Sacramento County was adopted to implement the policies of the Sacramento County General Plan to preserve resources and protect the public health, safety, and

general welfare of the residents of Sacramento County. The Code is applicable to all land, buildings, structures, and uses thereof located within unincorporated Sacramento County.

Dark-Sky Association's Model Lighting Ordinance

The International Dark-Sky Association and the Illuminating Engineering Society of North America have developed a Model Lighting Ordinance to address the need for strong, consistent outdoor lighting regulation in North America (IDA, 2011). The purpose of the Model Lighting Ordinance is to provide regulations for outdoor lighting that will:

- Permit the use of outdoor lighting that does not exceed the minimum levels specified in Illuminating Engineering Society recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce;
- Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light;
- Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy;
- Help protect the natural environment from the adverse effects of night lighting from gas or electric sources; and
- Conserve energy and resources to the greatest extent possible

C12-2 Environmental Setting

C12-2.1 Views and Viewsheds

A viewshed is comprised of one or more viewing corridors or vistas from a specific location or viewpoint. Each vista provides a line-of-sight that can be characterized uniquely from among other vistas within the viewshed. The following constituent elements compose the visual experience within each vista:

- Clarity in line of sight: overall visibility of the object within the viewshed, this can be influenced by trees, buildings, topography, or other potential visual obstructions within the viewshed.
- Duration of visibility: amount of time the object is exposed to viewers within the viewshed.
- Proximity of the viewer: effects of foreshortening due to the distance of the viewer from the object will influence the dominance of the object in the perspective of the viewer within the viewshed.
- Number of viewers: number of viewers anticipated to experience the visual character of the object in a forward-oriented view. Densely populated residential districts or busy highways within the viewshed will present more viewers than in unpopulated areas.

Viewsheds and viewpoints are described by expressing the strength of the viewing experience, framed within the analytical criteria listed above. Viewing experiences are personal and subjective in nature, but if the above elements are used it allows for a more objective, baseline assessment of the visual environment and visual impacts.

There is not a comprehensive list of specific features that are automatically considered as a scenic resource, but certain characteristics can be identified that can contribute to its determination. The following represent some visual qualities that may indicate the presence of a scenic resource:

- Massive rock formation
- Tree with age or interesting features
- Historical value plantings
- Historic buildings
- Feature with local, regional, or statewide importance
- Feature specifically identified in planning documents as having a special scenic value.

There are no scenic rivers or scenic highways or byways present on or in the vicinity of the Project Site. The nearest historic monument is the Grave of Alexander Hamilton Willard, approximately 0.75 miles east of the Project Site (California Historical Landmarks, 2016). There are no state designated scenic highways or roads in the vicinity of the Project Site. The nearest State designated scenic highway is State Route 160, which is located approximately 2.5 miles to the west of the Project Site along the Sacramento River (Caltrans, 2025). The nearest federally designated national scenic byway is the Ebbetts Pass Scenic Byway, approximately 60 miles east of the Project Site (USDOT, 2025b). The nearest designated wild and scenic river is the Lower American River, more than 13 miles north of the Project Site (National Wild and Scenic River System, 2025b).

The Project Site is visible from distant residences and nearby roadways in the vicinity. Viewsheds for the Project Site would include views from motorists traveling along I-5 and Hood Franklin Road, and the view from the residences 1.3 miles north of the Project Site (see Figure 10 in **Appendix A**). The Project Site could also be visible from the local roadway, Franklin Boulevard, less than a mile east of the Project Site. The Project Site is currently undeveloped and was historically used for agriculture. The Project Site and the vicinity are relatively flat and surrounded by agricultural fields and roadways, as noted in **Appendix C8**.

C12-3 Impact Assessment

C12-3.1 Assessment Criteria

Impacts related to visual resources would be considered significant if development were to adversely affect a scenic vista or scenic resource, substantially degrade the existing visual character or quality of the site and its surroundings, or create new sources of substantial light or glare that would adversely affect day or nighttime views in the area.

C12-3.2 Alternative A – Proposed Project

Development that may occur under Alternative A would be directly visible from I-5 and Hood Franklin Road, but these roadways are not designated as a State scenic highway or scenic route (Caltrans, 2025). Views of the Stone Lakes National Wildlife Refuge to the northwest of the Project Site would remain unobstructed and unaltered. Alternative A development components would be consistent with the anticipated development trends in the region with the ongoing development of the Capital Southeast Connector as discussed in **Appendix C8-3.2**. The majority of the Project Site would remain undeveloped and would be consistent with the existing

surrounding visual character of the area. Alternative A would not damage scenic resources or create any sources of glare or excessive nighttime illumination with adherence to the Tribe's Building Code and California Energy Code (Title 24, Part 6). Proposed development is anticipated to generally conform to the visual resources goals outlined in the County General Plan, although once the Project Site is acquired into federal trust, County regulations and zoning would no longer apply. BMPs related to lighting and landscaping included in **Appendix B** would further reduce potential impacts associated with visual resources. Visual impacts would be less than significant and no mitigation measures are warranted.

C12-3.3 Alternative B – No Action

Under the No Action alternative, the Project Site would remain in its current state. Any future development of the Project Site would be required to meet County design standards.

C12-4 Mitigation Measures

There are no mitigation measures for visual resources.

C13 OTHER REASONABLY FORESEEABLE IMPACTS

This section assesses the potential for development to contribute to reasonably foreseeable future environmental impacts. For the purposes of this analysis, the reasonably foreseeable setting includes growth and development envisioned in the Sacramento County General Plan, and major development projects that are under construction or are planned for future construction within the County. Alternative A is located within an area designated for agricultural use, although zoning allows institutional uses including a tribal office with a permit. Alternative A would also include commercial development which is not permitted under the current zoning, although the site is adjacent to I-5 and a majority of the site would remain undeveloped. These uses are consistent with the reasonably foreseeable need for commercial infrastructure to support upcoming transportation corridor improvements.

Reasonably foreseeable impacts for each environmental issue area are discussed below. Key major development projects within a one-mile radius include but are not limited to those listed in **Table C13-1**. Additionally, the Tribe is pursuing a separate fee-to-trust acquisition more than 5 miles east of the Project Site in Elk Grove.

Table C13-1: Reasonably Foreseeable Projects

Project Name	Distance from Project Site (Miles)	Project Description	Status
Capital SouthEast Connector	Adjacent to site	34-mile multi-lane expressway connecting multiple jurisdictions in the region, including Sacramento County	Construction is underway

Source: Sacramento County Planning and Environmental Review, 2025; Connector Joint Powers Authority, n.d.

As described in **Appendices C1** through **C12**, Alternative A would not result in significant impacts with the implementation of mitigation measures listed in the respective appendices. Reasonably foreseeable effects in combination with development projects listed in **Table C13-1** are discussed below and would not result in new or significant impacts.

C13-1 Land Resources

Approved developments would be required to follow applicable permitting procedures and development codes. Local permitting requirements for construction would address regional geotechnical and topographic conflicts, seismic hazards, and resource extraction availability. In addition, Alternative A and other developments that disturb one acre or more must comply with applicable requirements associated with stormwater, which would lessen the probability of significant erosion/runoff pollution regionally. Alternative A would develop a project-specific SWPPP with BMPs to address potential runoff and erosion impacts, other projects disturbing over one acre would be required to implement a SWPPP as well. Therefore, implementation of Alternative A would not result in significant reasonably foreseeable impacts associated with land resources.

C13-2 Water Resources

Stormwater discharges from developed sites could increase the chance of downstream pollution and flooding, and runoff characteristics of a watershed are altered when impervious surfaces replace natural vegetation. Alternative A includes minimal grading and alteration of drainage patterns, and stormwater would continue to be directed through a series of upland swales to an exiting stock pond and channel that would limit off-site stormwater flows to pre-development levels. Additionally, Alternative A would develop a project-specific SWPPP with BMPs to address potential runoff impacts, and other projects disturbing over one acre would be required to implement a SWPPP as well. Lastly, potable water from the site would be provided via a groundwater well and treated onsite via a WWTP. Water quality would adhere to USEPA drinking water standards and be treated to meet standards for land application. Therefore, implementation of Alternative A in combination with other reasonably foreseeable development would not result in significant effects to water resources.

C13-3 Air Quality

Reasonably foreseeable development in the region will include land and roadway development necessary to accommodate the County's planned growth for this area. Such development will increase the potential for air quality impacts. Reasonably foreseeable air quality impacts will occur if projects in the region cause exceedances of the State or National Ambient Air Quality Standards. Alternative A would not result in significant contributions to these potential impacts. Operation of Alternative A would result in the generation of mobile emissions from vehicles trips and stationary source emissions (e.g., combustion of natural gas in heating units). The analysis in **Section 3.4.3** of the EA specifically addresses potential future emissions of criteria pollutants. Emissions of all criteria pollutants are below *de minimis* levels and are therefore considered to be less than significant. In the coming decades, operational emissions are expected to decrease due to improved fuel efficiency technology and stricter federal and State regulations. Additionally, operational emissions would be reduced with implementation of BMPs described in **Appendix B,** including compliance with applicable building standards, and use of energy and water saving appliances. Reasonably foreseeable air quality effects from operation of Alternative A would be less than significant.

CO_2e emissions resulting from Alternative A are primarily indirect (indirect mobile emissions from delivery, patron, and employee vehicles). The federal government has enacted measures that would reduce CO_2e emissions from mobile sources over time. BMPs, such as limiting the idling of heavy equipment (see **Appendix B**), would reduce direct CO_2e emissions during construction. Operational BMPs would reduce indirect CO_2e emissions from electricity use, water use, and waste transport through the use of energy-efficient fixtures, low-flow appliances, drought-resistant landscaping, and recycling receptacles. Emissions of CO_2e from Alternative A have been quantified for the operational year 2029 and are shown in **Table C3-9.** With the implementation of BMPs provided in **Appendix B,** reasonably foreseeable air quality effects resulting from CO_2e emissions would be less than significant.

Table 3.4-2: Construction and Operation CO_2e Emissions – Alternative A

Total Construction Emissions	MT of CO_2e
Grading, building, etc.	323.6
Operation Emissions	**MT of CO_2e/year**
Area	0.55
Energy	201
Mobile	12,339
Solid Waste	15.6
Water/Wastewater	3.82
Refrigerant	412
Construction CO_2e Emissions	323.6
Annual Operation CO_2e Emissions	12,972

Notes: CO_2e = carbon dioxide equivalent; MT = metric tons
Source: **Appendix AQ**

C13-4 Biological Resources

Alternative would avoid development impacts to aquatic resources and would not impact federally listed species. Although Alternative A has the low potential to impact nesting migratory birds/raptors and Monarch butterfly, potential impacts would less-than-significant as BMPs in **Appendix B** would be implemented. Additionally, other development projects in the region would be required to implement similar measures to protect sensitive biological resources in accordance with federal, State, and local regulations. Therefore, development would not contribute to significant effects to biological resources.

C13-5 Cultural and Paleontological Resources

No known known historic properties that met the criteria for inclusion on the NRHP or paleontological resources were identified within the Project Site. Implementation of mitigation measures in **Appendix C5** would reduce potential impacts to unknown subsurface cultural resources on the Project Site to a less-than-significant level and other development projects in the region would be required to implement similar mitigation measures. Therefore, development of the project alternatives would not contribute to significant adverse reasonably foreseeable effects to cultural resources.

C13-6 Socioeconomic Conditions

As described in **Appendix C6**, Alternative A would result in minimal socioeconomic impacts at both the local and regional levels. While Alternative A may lead to increases in demand for public services and a reduction in local property tax revenue due to the transition to trust land status, these effects would be offset through economic stimulation to the economy and mitigation measures identified in **Appendix C6** to reduce financial impacts to police and fire protections services. Alternative A would not induce population growth or substantial shifts in regional economic patterns that could result in significant effects. Furthermore, because Alternative A is consistent with land uses envisioned in the County General Plan, its economic footprint has been

accounted for in long-range municipal service and land use planning. Therefore, Alternative A would not contribute significantly to any adverse socioeconomic effects.

C13-7 Transportation and Circulation

Any future development in the area would be subject to County review, which would include assessing the potential impacts of increased traffic on local roadways and the usage of pedestrian facilities and public transit. Any significant impacts identified would be addressed through the collection of traffic impact fees or installation of improvements. Additionally, the Capital SouthEast Connector, which is currently under construction, would improve local and regional traffic circulation as well as pedestrian and bicycle facilities along Hood Franklin Road along the northern boundary of the Project Site by expanding roadway capacity and improving connectivity to Elk Grove, SR-99 and other communities and regional transportation facilities further east. Alternative A would result in a daily increase in traffic that would be mitigated by the preparation of a traffic study, if warranted. The traffic study would evaluate project impacts to transportation facilities and identify mitigation measures needed to address any identified operational deficiencies. Alternative A impacts to pedestrian and bicycle facilities and transit service would be less than significant. Therefore, implementation of Alternative A would not contribute to reasonably foreseeable effects on the transportation system.

C13-8 Land Use

Potential future development, including the growth and development envisioned in the in the Sacramento County General Plan, has the potential to result in reasonably foreseeable cumulative land use effects associated with conflicts with existing land uses and conversion of agricultural land. Generally, adherence to local planning documents is intended to prevent disorderly growth or incompatible land uses. The Project Site is designated as agricultural cropland, as further discussed in **Appendix C8**. The only reasonably foreseeable future development within one mile of the Project Site is the Capital SouthEast Connector, shown in **Table C13-1**. With the development of this transportation corridor, there is a reasonably foreseeable need for the commercial development proposed in Alternative A. Other cumulative development projects, including the Capital SouthEast Connector, would be subject to independent environmental review process that would consider compatibility and conflicts with existing and adjacent land uses. Additionally, while the cumulative conversion of agricultural land to urban uses as a result of future development could be significant, the project's contribution to this potential cumulative effect would be less than significant as outlined in **Appendix C8**.

If taken into federal trust, the Project Site would generally not be subject to local jurisdiction regarding land uses. Therefore, reasonably foreseeable significant impacts to land use and agricultural uses would not occur.

C13-9 Public Services

The Project Site is within unincorporated Sacramento County. Alternative A would rely on groundwater derived from an onsite groundwater well as described in **Appendix C9**. Water would be treated to meet USEPA drinking water standards. Wastewater would be treated and disposed of onsite via a WWTP and effluent would be disposed on via land application. This would be designed to meet USEPA standards for the collection, treatment, and disposal of wastewater.

Solid waste services would be provided by a private hauling service to Keifer landfill and would not generate significant waste that exceeds foreseen storage capacity. Gas and electricity would be provided by PG&E and SMUD, respectively. As discussed in Appendix C9 of the **EA**, existing connections occur adjacent to the Project Site and would be extended if needed.

Alternative A would not result in substantial population growth or housing that could increase demands on schools or parks. Future development in the region may require expanded law enforcement and fire protection services. Mitigation included in **Appendix C9** would ensure the Tribe would make good faith efforts to amend the existing MOU to address the potential increase in calls. Other development projects would likely not occur on Tribal trust land and would therefore contribute tax payments that would address potential impacts to police, fire, and emergency services. With implementation of mitigation measures, Alternative A would not result in or contribute to significant impacts on public services or utilities.

C13-10 Noise

Future development would generate noise and could be noticeable in combination with Alternative A, but as described in **Appendix C10**, both construction and operation of Alternative A are not expected to cause a significant noise impacts. During construction, incorporation of BMPs described in **Appendix B** would further reduce construction noise and vibration levels and limit working hours to be consistent with both federal and local thresholds. During operation, reasonably foreseeable components of Alternative A are not anticipated to generate substantial onsite noise. The uses proposed under Alternative A would typically generate moderate and intermittent noise levels that are not expected to be perceptible beyond the Project Site. While Alternative A would noticeably increase traffic on Hood Franklin Road, most of the additional traffic would occur along the segment between I-5 and the Project Site, where no sensitive receptors are located. As a result, noise levels would remain below the 67 dBA threshold, resulting in a less than significant impact. Thus, Alternative A would not contribute toward reasonably foreseeable adverse impacts. Future development in the vicinity of the Project Site would be required to comply with applicable noise regulations during construction and operation, which would reduce their potential adverse effects. Therefore, no significant reasonably foreseeable effects would occur.

C13-11 Hazardous Materials

There are no significant reasonably foreseeable hazardous materials impacts associated with Alternative A, and BMPs listed in **Appendix B** would be implemented to further reduce such risks, including additional risks posed by the installation of a gas station. There is low potential for impacts related to wildfire hazards in combination with other development given the implementation of BMPs. New development would be required to adhere to federal, State, and local building codes and fire protection codes and standards. As described in **Appendix C11**, with the implementation of BMPs to reduce inherent wildfire risk (**Appendix B**), construction or operation of Alternative A would not increase wildfire risk onsite or in the surrounding area or inhibit local emergency response to or evacuation from wildfire. Therefore, Alternative A would not contribute to reasonably foreseeable impacts associated with hazardous materials or wildfire.

C13-12 Visual Resources

Alternative A would comply with all visual and aesthetic resource regulations outlined for commercial development. Any future non-tribal development in the vicinity would be subject to County review and approval. Therefore, development of Alternative A in combination with other development in the vicinity would not result in significant reasonably foreseeable effects to visual resources.

Appendix D

Air Quality Output Files

Hood Franklin Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Site Preparation (2028) - Unmitigated

3.3. Grading (2028) - Unmitigated

3.5. Building Construction (2028) - Unmitigated

3.7. Building Construction (2029) - Unmitigated

3.9. Paving (2029) - Unmitigated

3.11. Architectural Coating (2029) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Hood Franklin
Construction Start Date	4/3/2028
Operational Year	2029
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	36.6
Location	38.37319429397115, -121.47393140007672
County	Sacramento
City	Unincorporated
Air District	Sacramento Metropolitan AQMD
Air Basin	Sacramento Valley
TAZ	780
EDFZ	13
Electric Utility	Sacramento Municipal Utility District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Convenience Market with Gas Pumps	12.0	1000sqft	4.76	12,000	—	—	—	—
Parking Lot	100	Space	0.90	0.00	—	—	—	—
General Office Building	15.0	1000sqft	0.34	15,000	—	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.																	
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.1	10.0	36.6	42.7	0.07	1.45	20.0	21.4	1.33	10.2	11.5	—	8,097	8,097	0.32	0.08	1.09	8,130
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.1	10.0	9.15	13.3	0.02	0.30	0.15	0.42	0.28	0.04	0.31	—	2,599	2,599	0.11	0.04	0.01	2,614
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	0.69	6.15	8.58	0.02	0.21	0.90	1.12	0.20	0.44	0.63	—	1,652	1,652	0.07	0.02	0.13	1,661
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.15	0.13	1.12	1.57	< 0.005	0.04	0.16	0.20	0.04	0.08	0.12	—	273	273	0.01	< 0.005	0.02	275

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year																		
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2028	4.91	4.12	36.6	42.7	0.07	1.45	20.0	21.4	1.33	10.2	11.5	—	8,097	8,097	0.32	0.08	1.09	8,130
2029	10.1	10.0	0.80	1.19	< 0.005	0.01	0.02	0.03	0.01	< 0.005	0.02	—	152	152	0.01	< 0.005	0.05	152
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2028	1.23	1.02	9.15	13.3	0.02	0.30	0.12	0.42	0.28	0.03	0.31	—	2,599	2,599	0.11	0.04	0.01	2,614
2029	10.1	10.0	8.79	13.3	0.02	0.28	0.15	0.40	0.26	0.04	0.28	—	2,593	2,593	0.11	0.04	0.01	2,608
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2028	0.83	0.69	6.15	8.58	0.02	0.21	0.90	1.12	0.20	0.44	0.63	—	1,652	1,652	0.07	0.02	0.13	1,661
2029	0.69	0.67	1.05	1.62	< 0.005	0.03	0.02	0.05	0.03	< 0.005	0.04	—	292	292	0.01	< 0.005	0.03	293
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2028	0.15	0.13	1.12	1.57	< 0.005	0.04	0.16	0.20	0.04	0.08	0.12	—	273	273	0.01	< 0.005	0.02	275
2029	0.13	0.12	0.19	0.30	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	—	48.3	48.3	< 0.005	< 0.005	< 0.005	48.6

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	71.3	64.8	60.4	666	1.60	1.05	144	145	0.99	36.5	37.5	34.6	164,448	164,482	8.78	6.22	2,913	169,467
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	65.4	58.6	71.0	546	1.46	1.05	144	145	0.99	36.5	37.5	34.6	150,238	150,273	9.37	6.80	2,499	155,032

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	53.5	49.8	38.2	311	0.72	0.54	66.4	66.9	0.51	16.9	17.4	34.6	74,481	74,515	6.91	3.66	2,575	78,352
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.76	9.09	6.98	56.8	0.13	0.10	12.1	12.2	0.09	3.08	3.17	5.72	12,331	12,337	1.14	0.61	426	12,972

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	70.4	63.9	60.2	665	1.60	1.04	144	145	0.97	36.5	37.5	—	163,221	163,221	6.00	6.19	425	165,643
Area	0.84	0.83	0.01	1.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.83	4.83	< 0.005	< 0.005	—	4.85
Energy	0.02	0.01	0.20	0.17	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,212	1,212	0.05	< 0.005	—	1,215
Water	—	—	—	—	—	—	—	—	—	—	—	7.60	9.87	17.5	0.03	0.02	—	23.1
Waste	—	—	—	—	—	—	—	—	—	—	—	27.0	0.00	27.0	2.69	0.00	—	94.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
Total	71.3	64.8	60.4	666	1.60	1.05	144	145	0.99	36.5	37.5	34.6	164,448	164,482	8.78	6.22	2,913	169,467
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	64.7	58.0	70.8	545	1.46	1.04	144	145	0.97	36.5	37.5	—	149,017	149,017	6.59	6.78	11.0	151,212
Area	0.64	0.64	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.20	0.17	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,212	1,212	0.05	< 0.005	—	1,215
Water	—	—	—	—	—	—	—	—	—	—	—	7.60	9.87	17.5	0.03	0.02	—	23.1
Waste	—	—	—	—	—	—	—	—	—	—	—	27.0	0.00	27.0	2.69	0.00	—	94.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
Total	65.4	58.6	71.0	546	1.46	1.05	144	145	0.99	36.5	37.5	34.6	150,238	150,273	9.37	6.80	2,499	155,032

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	52.7	49.0	38.0	310	0.72	0.52	66.4	66.9	0.49	16.9	17.4	—	73,256	73,256	4.13	3.63	86.8	74,529
Area	0.78	0.77	0.01	0.80	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.31	3.31	< 0.005	< 0.005	—	3.32
Energy	0.02	0.01	0.20	0.17	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,212	1,212	0.05	< 0.005	—	1,215
Water	—	—	—	—	—	—	—	—	—	—	—	7.60	9.87	17.5	0.03	0.02	—	23.1
Waste	—	—	—	—	—	—	—	—	—	—	—	27.0	0.00	27.0	2.69	0.00	—	94.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
Total	53.5	49.8	38.2	311	0.72	0.54	66.4	66.9	0.51	16.9	17.4	34.6	74,481	74,515	6.91	3.66	2,575	78,352
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	9.61	8.94	6.94	56.6	0.13	0.10	12.1	12.2	0.09	3.08	3.17	—	12,128	12,128	0.68	0.60	14.4	12,339
Area	0.14	0.14	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.55	0.55	< 0.005	< 0.005	—	0.55
Energy	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	201	201	0.01	< 0.005	—	201
Water	—	—	—	—	—	—	—	—	—	—	—	1.26	1.63	2.89	< 0.005	< 0.005	—	3.82
Waste	—	—	—	—	—	—	—	—	—	—	—	4.46	0.00	4.46	0.45	0.00	—	15.6
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	412	412
Total	9.76	9.09	6.98	56.8	0.13	0.10	12.1	12.2	0.09	3.08	3.17	5.72	12,331	12,337	1.14	0.61	426	12,972

3. Construction Emissions Details

3.1. Site Preparation (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	3.61	3.04	27.5	28.4	0.05	1.14	—	1.14	1.05	—	1.05	—	5,300	5,300	0.21	0.04	—	5,318
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.08	0.75	0.78	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.14	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.04	0.87	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	187	187	< 0.005	< 0.005	0.57	188
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.68	4.68	< 0.005	< 0.005	0.01	4.74
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.86	1.56	13.8	17.3	0.03	0.57	—	0.57	0.52	—	0.52	—	2,961	2,961	0.12	0.02	—	2,971

Dust From Material Movement	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.06	0.57	0.71	< 0.005	0.02	—	0.02	0.02	—	0.02	—	122	122	< 0.005	< 0.005	—	122
Dust From Material Movement	—	—	—	—	—	—	0.29	0.29	—	0.14	0.14	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.1	20.1	< 0.005	< 0.005	—	20.2
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.03	0.75	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	161	161	< 0.005	< 0.005	0.49	161

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.02	6.02	< 0.005	< 0.005	0.01	6.10
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.01
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	1.18	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.63	0.52	4.72	6.83	0.01	0.16	—	0.16	0.15	—	0.15	—	1,267	1,267	0.05	0.01	—	1,271
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.10	0.86	1.25	< 0.005	0.03	—	0.03	0.03	—	0.03	—	210	210	0.01	< 0.005	—	210
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.43	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	92.5	92.5	< 0.005	< 0.005	0.28	93.0
Vendor	0.01	< 0.005	0.19	0.08	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	119	119	0.01	0.02	0.24	125
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.32	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	82.2	82.2	< 0.005	< 0.005	0.01	83.3
Vendor	0.01	< 0.005	0.20	0.08	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	119	119	0.01	0.02	0.01	125
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	44.6	44.6	< 0.005	< 0.005	0.06	45.2
Vendor	0.01	< 0.005	0.11	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	63.0	63.0	< 0.005	0.01	0.06	66.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.38	7.38	< 0.005	< 0.005	0.01	7.48
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	10.4	10.4	< 0.005	< 0.005	0.01	10.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.15	0.97	8.58	12.9	0.02	0.28	—	0.28	0.25	—	0.25	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.64	0.96	< 0.005	0.02	—	0.02	0.02	—	0.02	—	178	178	0.01	< 0.005	—	179
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.02	0.01	0.12	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	29.5	29.5	< 0.005	< 0.005	—	29.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.30	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	80.7	80.7	< 0.005	< 0.005	0.01	81.8
Vendor	0.01	< 0.005	0.19	0.08	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	116	116	0.01	0.02	0.01	121
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.16	6.16	< 0.005	< 0.005	0.01	6.24
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.61	8.61	< 0.005	< 0.005	0.01	9.01
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.02	1.02	< 0.005	< 0.005	< 0.005	1.03
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.43	1.43	< 0.005	< 0.005	< 0.005	1.49
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.80	0.67	6.46	9.92	0.01	0.24	—	0.24	0.22	—	0.22	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.12	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	0.35	0.54	< 0.005	0.01	—	0.01	0.01	—	0.01	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.52	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	140	140	< 0.005	0.01	0.01	142

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.88	7.88	< 0.005	< 0.005	0.01	7.99
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.79	1.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.93	9.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.12	0.10	0.79	1.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.93	9.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	0.54	0.54	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	0.10	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	18.2	18.2	< 0.005	< 0.005	0.05	18.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.1	16.1	< 0.005	< 0.005	< 0.005	16.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.91	0.91	< 0.005	< 0.005	< 0.005	0.92
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	69.4	63.0	59.4	655	1.57	1.02	142	143	0.96	36.0	37.0	—	160,891	160,891	5.91	6.11	419	163,278
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	1.01	0.91	0.86	9.49	0.02	0.01	2.05	2.07	0.01	0.52	0.54	—	2,330	2,330	0.09	0.09	6.07	2,365
Total	70.4	63.9	60.2	665	1.60	1.04	144	145	0.97	36.5	37.5	—	163,221	163,221	6.00	6.19	425	165,643
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	63.8	57.2	69.8	538	1.44	1.02	142	143	0.96	36.0	37.0	—	146,889	146,889	6.50	6.68	10.9	149,054
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.92	0.83	1.01	7.79	0.02	0.01	2.05	2.07	0.01	0.52	0.54	—	2,127	2,127	0.09	0.10	0.16	2,159
Total	64.7	58.0	70.8	545	1.46	1.04	144	145	0.97	36.5	37.5	—	149,017	149,017	6.59	6.78	11.0	151,212
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	9.45	8.79	6.76	55.2	0.13	0.09	11.7	11.8	0.09	2.98	3.07	—	11,769	11,769	0.67	0.59	13.9	11,975
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.17	0.15	0.17	1.42	< 0.005	< 0.005	0.37	0.37	< 0.005	0.09	0.10	—	359	359	0.01	0.02	0.43	365
Total	9.61	8.94	6.94	56.6	0.13	0.10	12.1	12.2	0.09	3.08	3.17	—	12,128	12,128	0.68	0.60	14.4	12,339

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	585	585	0.02	< 0.005	—	586
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.3	35.3	< 0.005	< 0.005	—	35.3
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	355	355	0.01	< 0.005	—	355
Total	—	—	—	—	—	—	—	—	—	—	—	—	975	975	0.03	< 0.005	—	977
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	585	585	0.02	< 0.005	—	586
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	35.3	35.3	< 0.005	< 0.005	—	35.3
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	355	355	0.01	< 0.005	—	355
Total	—	—	—	—	—	—	—	—	—	—	—	—	975	975	0.03	< 0.005	—	977
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	96.8	96.8	< 0.005	< 0.005	—	97.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	5.84	5.84	< 0.005	< 0.005	—	5.85
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	58.7	58.7	< 0.005	< 0.005	—	58.9
Total	—	—	—	—	—	—	—	—	—	—	—	—	161	161	0.01	< 0.005	—	162

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	0.01	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	77.4	77.4	0.01	< 0.005	—	77.6
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	0.01	0.01	0.13	0.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	160	160	0.01	< 0.005	—	160
Total	0.02	0.01	0.20	0.17	< 0.005	0.02	—	0.02	0.02	—	0.02	—	237	237	0.02	< 0.005	—	238
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	0.01	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	77.4	77.4	0.01	< 0.005	—	77.6
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	0.01	0.01	0.13	0.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	160	160	0.01	< 0.005	—	160
Total	0.02	0.01	0.20	0.17	< 0.005	0.02	—	0.02	0.02	—	0.02	—	237	237	0.02	< 0.005	—	238
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.8	12.8	< 0.005	< 0.005	—	12.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.5	26.5	< 0.005	< 0.005	—	26.6
Total	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	39.3	39.3	< 0.005	< 0.005	—	39.4

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	0.58	0.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.21	0.19	0.01	1.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.83	4.83	< 0.005	< 0.005	—	4.85
Total	0.84	0.83	0.01	1.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.83	4.83	< 0.005	< 0.005	—	4.85
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.58	0.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.64	0.64	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.11	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.02	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.55	0.55	< 0.005	< 0.005	—	0.55

Total	0.14	0.14	< 0.005	0.15	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.55	0.55	< 0.005	< 0.005	—	0.55

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	1.90	2.47	4.37	0.01	< 0.005	—	5.77
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	5.70	7.40	13.1	0.02	0.01	—	17.3
Total	—	—	—	—	—	—	—	—	—	—	—	7.60	9.87	17.5	0.03	0.02	—	23.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	1.90	2.47	4.37	0.01	< 0.005	—	5.77
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	5.70	7.40	13.1	0.02	0.01	—	17.3

Total	—	—	—	—	—	—	—	—	—	—	—	7.60	9.87	17.5	0.03	0.02	—	23.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	0.31	0.41	0.72	< 0.005	< 0.005	—	0.96
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.94	1.23	2.17	< 0.005	< 0.005	—	2.87
Total	—	—	—	—	—	—	—	—	—	—	—	1.26	1.63	2.89	< 0.005	< 0.005	—	3.82

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	19.4	0.00	19.4	1.94	0.00	—	68.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	7.52	0.00	7.52	0.75	0.00	—	26.3
Total	—	—	—	—	—	—	—	—	—	—	—	27.0	0.00	27.0	2.69	0.00	—	94.3

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	19.4	0.00	19.4	1.94	0.00	—	68.0
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	7.52	0.00	7.52	0.75	0.00	—	26.3
Total	—	—	—	—	—	—	—	—	—	—	—	27.0	0.00	27.0	2.69	0.00	—	94.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	3.22	0.00	3.22	0.32	0.00	—	11.3
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	1.24	0.00	1.24	0.12	0.00	—	4.35
Total	—	—	—	—	—	—	—	—	—	—	—	4.46	0.00	4.46	0.45	0.00	—	15.6

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2,488	2,488
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	412	412
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	412	412

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species																		
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	4/3/2028	4/14/2028	5.00	10.0	—
Grading	Grading	4/15/2028	5/5/2028	5.00	15.0	—
Building Construction	Building Construction	4/6/2028	2/7/2029	5.00	220	—
Paving	Paving	2/8/2029	3/7/2029	5.00	20.0	—
Architectural Coating	Architectural Coating	3/8/2029	4/4/2029	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	14.3	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.80	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	14.3	LDA,LDT1,LDT2
Grading	Vendor	—	8.80	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	8.64	14.3	LDA,LDT1,LDT2
Building Construction	Vendor	4.43	8.80	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	14.3	LDA,LDT1,LDT2
Paving	Vendor	—	8.80	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.73	14.3	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.80	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT

Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	40,500	13,500	2,352

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	15.0	0.00	—
Grading	—	—	15.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.90

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Convenience Market with Gas Pumps	0.00	0%
Parking Lot	0.90	100%
General Office Building	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2028	0.00	375	0.01	< 0.005
2029	0.00	375	0.01	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Convenience Market with Gas Pumps	15,401	15,401	15,401	5,621,292	50,142	199,916	199,916	33,921,169
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	223	223	223	81,413	2,895	2,895	2,895	1,056,816

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	40,500	13,500	2,352

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Convenience Market with Gas Pumps	569,299	375	0.0129	0.0017	241,421
Parking Lot	34,343	375	0.0129	0.0017	0.00
General Office Building	345,366	375	0.0129	0.0017	499,044

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Convenience Market with Gas Pumps	888,870	0.00
Parking Lot	0.00	0.00
General Office Building	2,666,006	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Convenience Market with Gas Pumps	36.1	—
Parking Lot	0.00	—

General Office Building	14.0	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Convenience Market with Gas Pumps	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Convenience Market with Gas Pumps	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	21.3	annual days of extreme heat
Extreme Precipitation	4.15	annual days with precipitation above 20 mm

Sea Level Rise	—	meters of inundation depth
Wildfire	11.7	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	0	0	0	N/A
Extreme Precipitation	0	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	0	0	0	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2

Extreme Precipitation	1	1	1	2
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	45.1
AQ-PM	37.5
AQ-DPM	24.8
Drinking Water	69.9
Lead Risk Housing	5.61
Pesticides	76.5
Toxic Releases	13.1
Traffic	58.7
Effect Indicators	—

CleanUp Sites	61.8
Groundwater	82.1
Haz Waste Facilities/Generators	67.6
Impaired Water Bodies	94.6
Solid Waste	64.4
Sensitive Population	—
Asthma	24.7
Cardio-vascular	32.0
Low Birth Weights	77.8
Socioeconomic Factor Indicators	—
Education	41.6
Housing	42.8
Linguistic	26.4
Poverty	13.0
Unemployment	7.77

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	60.34903118
Employed	0.526113178
Median HI	67.31682279
Education	—
Bachelor's or higher	51.50776338
High school enrollment	19.24804312
Preschool enrollment	95.7141024
Transportation	—

Auto Access	43.30809701
Active commuting	34.8646221
Social	—
2-parent households	66.67522135
Voting	91.95431798
Neighborhood	—
Alcohol availability	90.56845887
Park access	6.351854228
Retail density	9.162068523
Supermarket access	36.13499294
Tree canopy	25.22776851
Housing	—
Homeownership	70.21686129
Housing habitability	88.97728731
Low-inc homeowner severe housing cost burden	91.58218914
Low-inc renter severe housing cost burden	88.6179905
Uncrowded housing	66.9190299
Health Outcomes	—
Insured adults	87.86090081
Arthritis	1.2
Asthma ER Admissions	53.9
High Blood Pressure	2.1
Cancer (excluding skin)	2.7
Asthma	27.9
Coronary Heart Disease	1.9
Chronic Obstructive Pulmonary Disease	3.4
Diagnosed Diabetes	9.5
Life Expectancy at Birth	46.3

Cognitively Disabled	15.9
Physically Disabled	30.9
Heart Attack ER Admissions	39.1
Mental Health Not Good	51.7
Chronic Kidney Disease	2.1
Obesity	51.8
Pedestrian Injuries	70.7
Physical Health Not Good	28.2
Stroke	4.4
Health Risk Behaviors	—
Binge Drinking	97.9
Current Smoker	42.3
No Leisure Time for Physical Activity	36.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	59.5
Elderly	20.5
English Speaking	77.7
Foreign-born	42.9
Outdoor Workers	43.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	94.8
Traffic Density	44.7
Traffic Access	23.0
Other Indices	—
Hardship	53.0
Other Decision Support	—

2016 Voting	77.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	46.0
Healthy Places Index Score for Project Location (b)	46.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	12-month construction duration.
Operations: Vehicle Data	15,401 Daily Trips assumed for Convenience Store/Gas Station (16-24 VFP). 223 Daily Trips assumed for Office Building. See Traffic Memorandum.
Land Use	Parking spaces sourced from Sacramento County Zoning Code (4 spaces per 1,000 ft of commercial development). 6 Acre development footprint assumed.

Appendix E

Biological Resources Information

Appendix E-1

Biological Resources Database Searches

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: 10/07/2025 18:50:27 UTC
Project Code: 2025-0119203
Project Name: Hood Franklin

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2025-0119203
Project Name: Hood Franklin
Project Type: Commercial Development
Project Description: FTT
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.3727124,-121.473842851976,14z



Counties: Sacramento County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

REPTILES

NAME	STATUS
Giant Garter Snake *Thamnophis gigas* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened
Northwestern Pond Turtle *Actinemys marmorata* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
Western Spadefoot *Spea hammondii* Population: Northern DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kimberlina Gomez
Address: 5170 Golden Foothill Pkwy
City: El Dorado Hills
State: CA
Zip: 95762
Email kgomez@acorn-env.com
Phone: 9162358224

Selected Elements by Scientific Name

California Department of Fish and Wildlife

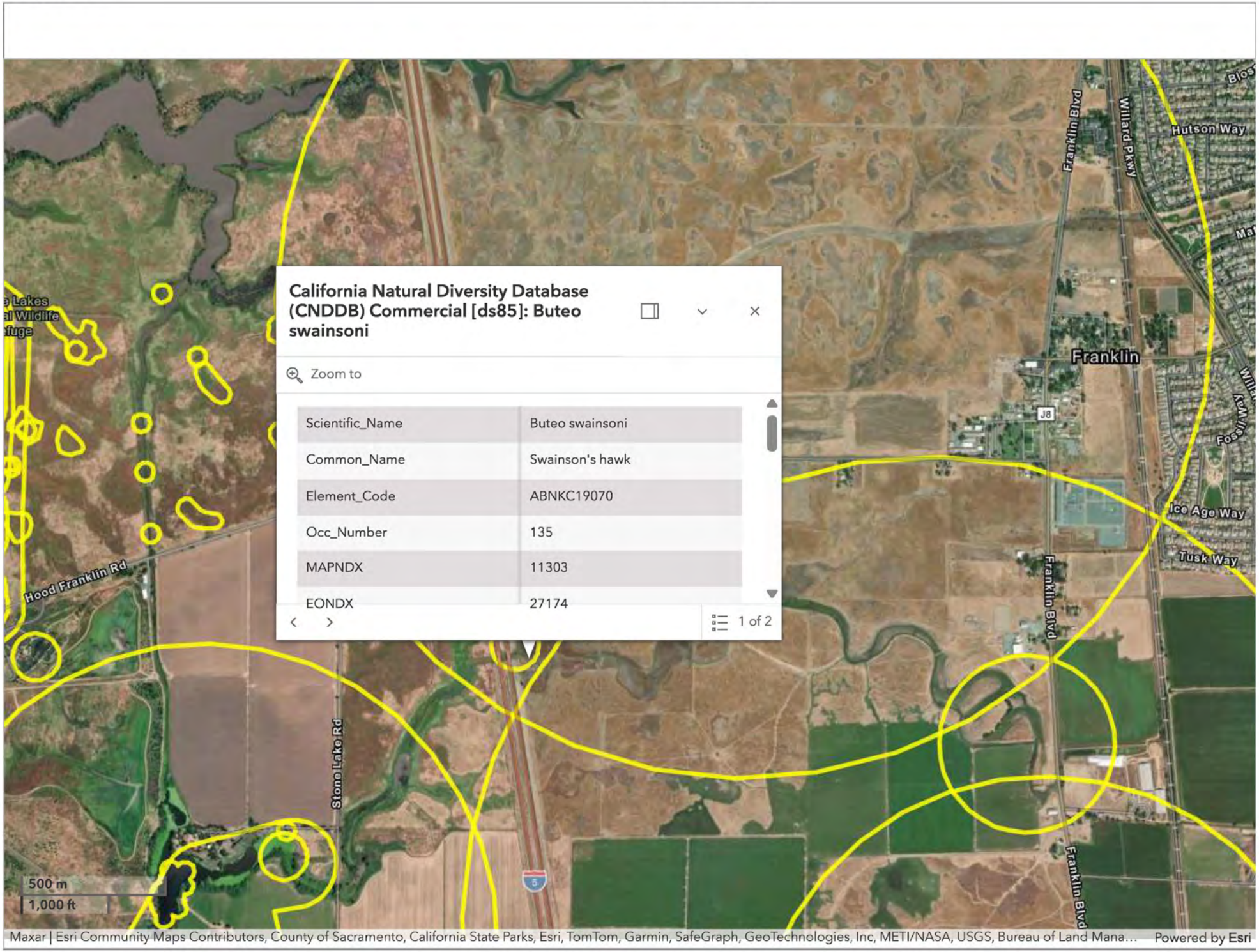
California Natural Diversity Database

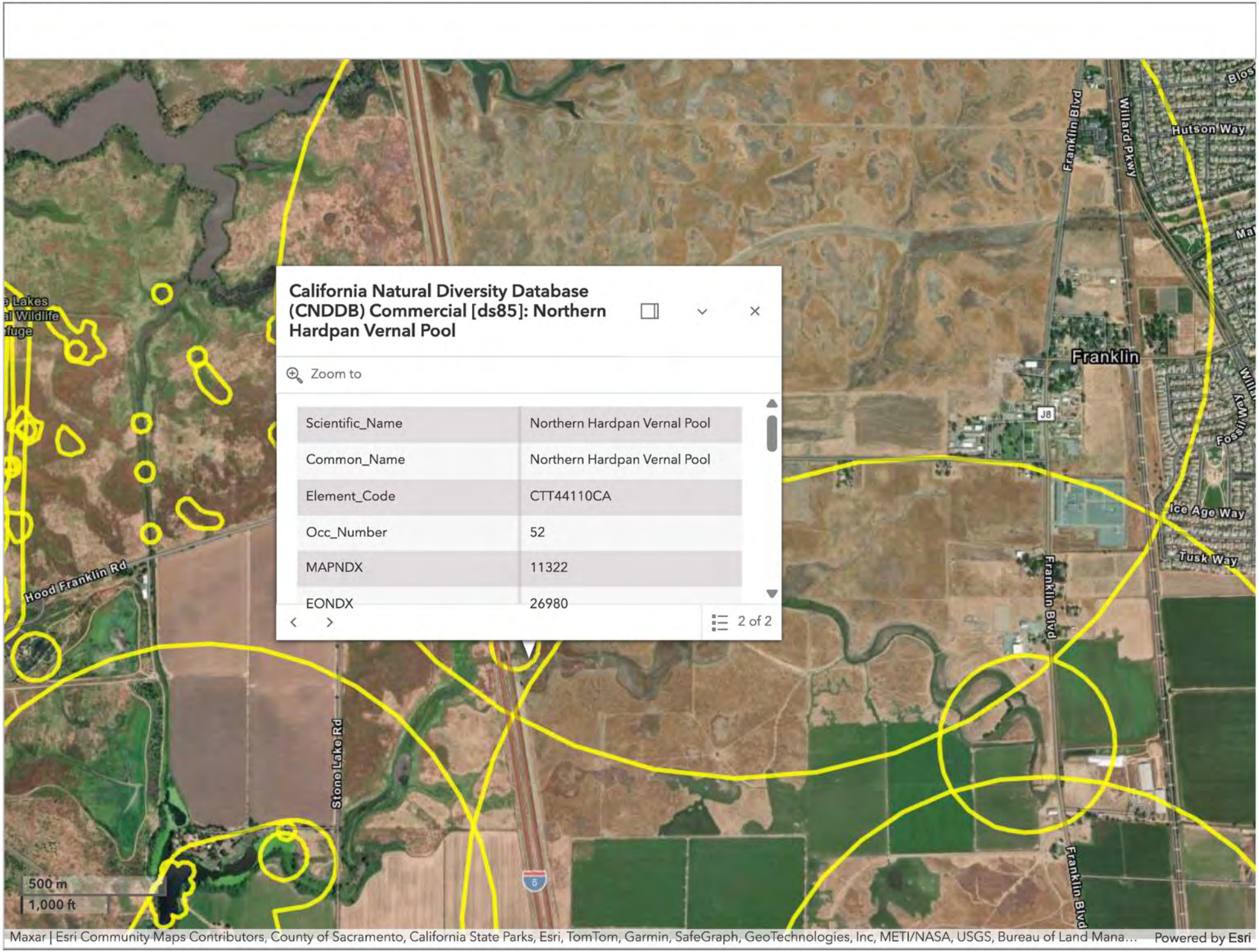
Query Criteria: Quad IS (Bruceville (3812134))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	SSC
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Athene cunicularia burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Brasenia schreberi watershield	PDCAB01010	None	None	G5	S3	2B.3
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Cicuta maculata var. bolanderi Bolander's water-hemlock	PDAPI0M051	None	None	G5T4T5	S2?	2B.1
Coastal and Valley Freshwater Marsh Coastal and Valley Freshwater Marsh	CTT52410CA	None	None	G3	S2.1	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Great Valley Mixed Riparian Forest Great Valley Mixed Riparian Forest	CTT61420CA	None	None	G2	S2.2	
Great Valley Valley Oak Riparian Forest Great Valley Valley Oak Riparian Forest	CTT61430CA	None	None	G1	S1.1	
Hibiscus lasiocarpos var. occidentalis woolly rose-mallow	PDMAL0H0R3	None	None	G5T3	S3	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Lathyrus jepsonii var. jepsonii Delta tule pea	PDFAB250D2	None	None	G5T2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S3	
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Limosella australis Delta mudwort	PDSCR10030	None	None	G5	S2	2B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Melospiza melodia pop. 1 song sparrow ("Modesto" population)	ABPBXA3013	None	None	G5T3?Q	S3?	SSC
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	SSC
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Scutellaria galericulata marsh skullcap	PDLAM1U0J0	None	None	G5	S2	2B.2
Scutellaria lateriflora side-flowering skullcap	PDLAM1U0Q0	None	None	G5	S1S2	2B.2
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Valley Oak Woodland Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	

Record Count: 35


California Natural Diversity Database (CNDDB) Commercial [ds85]: Buteo swainsoni
Zoom to
Scientific_Name
Buteo swainsoni
Common_Name
Swainson's hawk
Element_Code
ABNKC19070
Occ_Number
135
MAPNDX
11303
EONDX
27174
1 of 2
Franklin
Hutson Way
Willard Pkwy
Franklin Blvd
Hood Franklin Rd
Stone Lake Rd
Ice Age Way
Tusk Way
J8
500 m
1,000 ft
Maxar | Esri Community Maps Contributors, County of Sacramento, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Mana...
Powered by Esri


California Natural Diversity Database (CNDDB) Commercial [ds85]: Northern Hardpan Vernal Pool
Zoom to
Scientific_Name Northern Hardpan Vernal Pool
Common_Name Northern Hardpan Vernal Pool
Element_Code CTT44110CA
Occ_Number 52
MAPNDX 11322
EONDX 26980
2 of 2
Franklin
Hutson Way
Willard Pkwy
Franklin Blvd
Ice Age Way
Tusk Way
Hood Franklin Rd
Stone Lake Rd
J8
500 m
1,000 ft
Maxar | Esri Community Maps Contributors, County of Sacramento, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Mana...
Powered by Esri

CNPS Rare Plant Inventory

California Native Plant Society

Search Results

19 matches found. Click on scientific name for details

Search Criteria: , CRPR is one of [**1A:1B:2A:2B:3:4:CBR:PPD**] , Fed List is one of [**FE:FT:FC:FD:None**] **and** State List is one of [**CE:CT:CR:CC:CD:None**] , Quad is one of [**3812134:3812144**]

▲ SCIENTIFIC NAME	COMMON NAME	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	GENERAL HABITATS	MICROHABITATS	LOWEST ELEVATION (FT)	HIGHEST ELEVATION (FT)
Brasenia schreberi	watershield	Jun-Sep	None	None	2B.3	Marshes and swamps (freshwater)		0	7220
Carex comosa	bristly sedge	May-Sep	None	None	2B.1	Coastal prairie, Marshes and swamps (lake margins), Valley and foothill grassland		0	2050
Centromadia parryi ssp. *rudis*	Parry's rough tarplant	May-Oct	None	None	4.2	Valley and foothill grassland, Vernal pools	Alkaline, Roadsides (sometimes), Seeps, Vernally Mesic	0	330
Cicuta maculata var. *bolanderi*	Bolander's water-hemlock	Jul-Sep	None	None	2B.1	Marshes and swamps (brackish, coastal, freshwater)		0	655
Cuscuta obtusiflora var. *glandulosa*	Peruvian dodder	Jul-Oct	None	None	2B.2	Marshes and swamps (freshwater)		50	920

Downingia pusilla	dwarf downingia	Mar-May	None	None	2B.2	Valley and foothill grassland (mesic), Vernal pools		5	1460
Hesperevax caulescens	hogwallow starfish	Mar-Jun	None	None	4.2	Valley and foothill grassland (mesic clay), Vernal pools (shallow)	Alkaline (sometimes)	0	1655
Hibiscus lasiocarpos var. *occidentalis*	woolly rose-mallow	Jun-Sep	None	None	1B.2	Marshes and swamps (freshwater)		0	395
Lasthenia chrysantha	alkali-sink goldfields	Feb-Apr	None	None	1B.1	Vernal pools	Alkaline	0	655
Lasthenia ferrisiae	Ferris' goldfields	Feb-May	None	None	4.2	Vernal pools (alkaline, clay)		65	2295
Lathyrus jepsonii var. *jepsonii*	Delta tule pea	May-Jul(Aug-Sep)	None	None	1B.2	Marshes and swamps (brackish, freshwater)		0	15
Legenere limosa	legenere	Apr-Jun	None	None	1B.1	Vernal pools		5	2885
Lepidium latipes var. *heckardii*	Heckard's pepper-grass	Mar-May	None	None	1B.2	Valley and foothill grassland (alkaline flats)		5	655
Lilaeopsis masonii	Mason's lilaeopsis	Apr-Nov	None	CR	1B.1	Marshes and swamps (brackish, freshwater), Riparian scrub		0	35

Limosella australis	Delta mudwort	May-Aug	None	None	2B.1	Marshes and swamps (brackish, freshwater), Riparian scrub	Streambanks (usually)	0	10
Sagittaria sanfordii	Sanford's arrowhead	May-Oct(Nov)	None	None	1B.2	Marshes and swamps (shallow freshwater)		0	2135
Scutellaria galericulata	marsh skullcap	Jun-Sep	None	None	2B.2	Lower montane coniferous forest, Marshes and swamps, Meadows and seeps (mesic)		0	6890
Scutellaria lateriflora	side-flowering skullcap	Jul-Sep	None	None	2B.2	Marshes and swamps, Meadows and seeps (mesic)		0	1640
Trifolium hydrophilum	saline clover	Apr-Jun	None	None	1B.2	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools		0	985

Showing 1 to 19 of 19 entries

Go to top

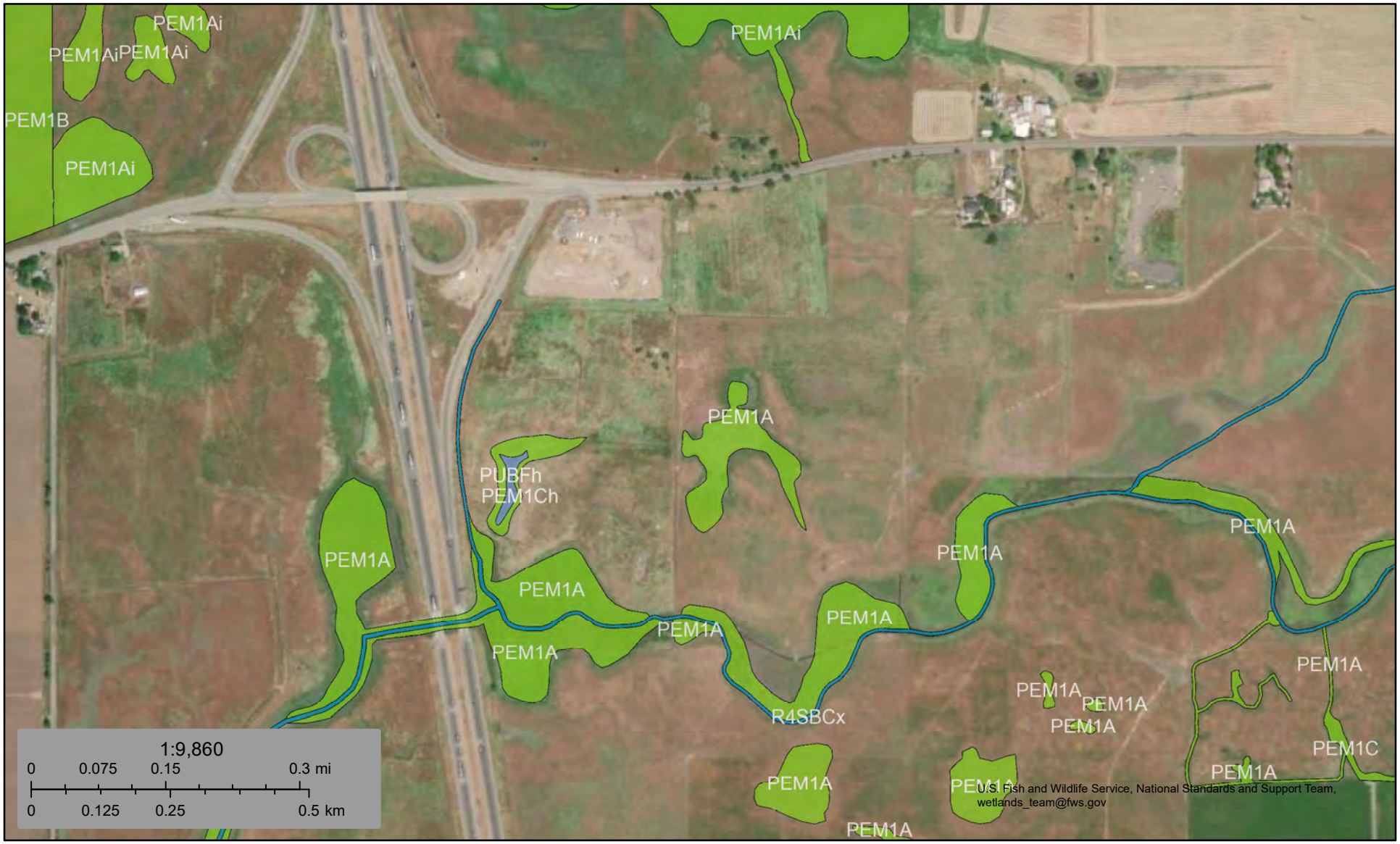
Suggested Citation:

California Native Plant Society, Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5.1). Website https://www.rareplants.cnps.org [accessed 30 September 2025].

}

U.S. Fish and Wildlife Service
National Wetlands Inventory

Hood Franklin



July 9, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Critical Habitat for Threatened & Endangered Species [USFWS]



7/8/2025

1:19,365

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Maxar

Final Polygon Features

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

4.8m Resolution Metadata

Appendix E-2

List of Species Observed

WILDLIFE	
Scientific name	**Common name**
Columba livia	Rock dove/pigeon
Tyrannus verticalis	Western kingbird
Cathartes aura	Turkey vulture
Hymenoptera spp.	Wasp
Buteo jamaicensis	Red-tailed hawk
Lepus californicus	Jack rabbit
Mimus polyglottos	Northern mocking bird
Branta canadensis	Geese
Peromyscus spp.	Field mice
Orthoptera spp.	Grasshopper
Mantodea spp.	Praying mantis
PLANTS	
Scientific name	**Common name**
Amsinkia spp.	Fiddlneck
Asclepias spp.	Milkweed
Atriplex prostrata	Triangle orache
Avena spp.	Wild oat
Bassia scoparia	Summer cypress
Brassica spp.	Mustard
Bromus hordeaceus	Soft brome
Bromus hordeaceus	Soft brome
Carduus pycnocephalus	Italian thistle
Centaurea solstitialis	Yellow star thistle
Cichorium intybus	Chicory
Convolvulus spp.	Bindweed
Croton setigerus	Doveweed
Cuscutus spp.	Dodder
Dittrichia graveolens	Stinkwort
Erodium botrys	Long beak filaree
Ficus carica	Fig
Foeniculum vulgare	Fennel
Grindelia squarrosa	Curlycup gumweed
Holocarpha virgata	Tarwed
Hordeum murinum	Mouse barley
Juglans regia	English walnut
Juncus effusus	Common rush
Layia platyglossa	Coastal tidytips
Lepidium latifolium	Pepperweed
Leymus triticoides	Beardless wild rye
Lolium perenne	Italian ryegrass
Matricaria spp.	Chamomile
Mollugo verticillata	Green carpetweed
Olea europaea	Olive

Oncosiphon piluliferum	Stinknet
Phyla nodiflora	Turkey tangle
Polygonum aviculare	Common knotgrass
Polypogon monspeliensis	Annual beard grass
Populus fremontii	Fremont cottonwood
Punica granatum	Pomegranate
Quercus lobata	Valley oak
Raphanus raphanistrum	Wild radish
Robinia pseudoacacia	Black locust
Rubus armeniacus	Himalayan blackberry
Rumex crispus	Curly dock
Salix gooddingii	Goodding's willow
Salsola tragus	Russian thistle
Schoenoplectus acutus	Tule
Silybum spp.	Milk thistle
Sporobolus spp.	Swamp pricklegrass
Taeniatherum caput-medusae	Medusahead rye
Verbena spp.	Vervain
Xanthium spp.	Cocklebur

Appendix E-3

Site Photos



View of stock pond located in central portion of the Project Site.



View of the Project Site facing northeast, showing annual grassland habitat.



Previously utilities connections within the Project Site.



View of the upland swales located within the central and eastern portions of the Project Site.



View from the northern portion of the Project Site facing south, showing the development area previously disturbed and used for staging

Appendix F

Cultural Resources Inventory (Confidential)

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Armando Quintero, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

September 2, 2026

In reply refer to: BIA_2026_0825_001

VIA ELECTRONIC MAIL

Mr. Ryan Hunter
Acting Regional Director
Bureau of Indian Affairs
Pacific Regional Office
2800 Cottage Way, Room W-2820
Sacramento, CA 95825

RE: Section 106 Review – Wilton Rancheria Hood Franklin Road Fee-to-Trust Conveyance, Sacramento County, California

Dear Mr. Hunter:

The California State Historic Preservation Officer (SHPO) has received your submittal initiating consultation regarding the above-referenced undertaking pursuant to Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) and its implementing regulations at 36 CFR Part 800. The Bureau of Indian Affairs (BIA) is requesting SHPO's review and comment on its finding of **No Historic Properties Affected.**

Description of the Undertaking
The undertaking consists of the BIA's approval of the conveyance of approximately 53.34 acres of land in unincorporated Sacramento County, California, from fee simple to federal trust status for the Wilton Rancheria pursuant to 25 CFR Part 151. While no immediate development is proposed, the submittal indicates that construction of a Tribal office, gas station, convenience store, and associated infrastructure is reasonably foreseeable following trust acquisition.

Area of Potential Effects (APE)
The BIA has defined the Area of Potential Effects (APE) as the approximately 53.34-acre parcel proposed for trust acquisition. The submittal indicates that reasonably foreseeable development may extend approximately 25 feet above ground and involve ground disturbance to a maximum depth of approximately 20 feet below ground surface.

Identification Efforts
Efforts to identify historic properties within the APE included a records search at the North Central Information Center (NCIC) of the California Historical Resources Information System

(CHRIS), review of previous cultural resources investigations, historic maps and aerial photographs, archival and historical research, a Sacred Lands File search through the Native American Heritage Commission (NAHC), coordination with the Wilton Rancheria Cultural Preservation Department, and an intensive pedestrian archaeological survey.

The pedestrian survey was conducted on September 20, 2024, using 15-meter transects. Ground surface visibility was limited by dense vegetation, and periodic surface scrapes were used to inspect areas where vegetation obscured the ground surface. Wilton Rancheria cultural staff participated in the identification effort, including participation by a Tribal monitor during the pedestrian survey.

No precontact archaeological resources were identified. The identification effort documented one historic-era agricultural property, 3100 Hood Franklin Road, consisting of the remains of a former dairy and agricultural complex associated with the Frey family.

The BIA indicates that consultation with other federally recognized Indian tribes with an interest in the area is ongoing. If Tribal consultation results in the identification of additional historic properties, including properties of traditional religious and cultural significance, or if Tribes raise issues regarding the identification, evaluation, or treatment of cultural resources, the SHPO recommends that the BIA notify the SHPO and continue consultation pursuant to 36 CFR Part 800, as appropriate.

Determination of Eligibility
The BIA evaluated 3100 Hood Franklin Road for eligibility for listing in the National Register of Historic Places (NRHP). The property represents a former family-scale dairy and agricultural operation established by the Frey family during the late nineteenth and early twentieth centuries. The principal buildings associated with the property, including the dairy barn and residences, are no longer extant, and the surviving remains consist primarily of concrete foundations, altered surface features, drainage features, and agricultural fields.

The BIA determined that the property is **not eligible** for listing in the NRHP under any criteria. The available documentation does not demonstrate that the property made an important contribution to significant patterns of agricultural or dairy history (Criterion A), is associated with persons significant in history (Criterion B), embodies distinctive characteristics of a type, period, or method of construction (Criterion C), or retains the potential to yield important information not otherwise available through documentary sources (Criterion D). The loss of the principal buildings and alteration of the property have also substantially diminished its historic integrity.

Pursuant to 36 CFR § 800.4(c)(2), **the SHPO concurs** that 3100 Hood Franklin Road is not eligible for listing in the National Register of Historic Places and therefore does not constitute a historic property for the purposes of this undertaking.

Finding of Effect
Based on the identification effort and the determination that no historic properties are present within the APE, the BIA has reached a finding of **No Historic Properties Affected.**

Pursuant to 36 CFR § 800.4(d)(1), **the SHPO does not object** to the finding of **No Historic Properties Affected** and has no further comments.

Be advised that under certain circumstances, such as unanticipated discovery or a change in project description, your agency may have additional future responsibilities for this undertaking under 36 CFR Part 800. If you require further information, please contact Associate State Archaeologist Jeffrey Delsescaux at (916) 894-5498 or Jeffrey.Delsescaux@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

The Confidential Cultural Inventory Evaluation is Bound Separately*

*The Cultural Resources Study has been bound separately to protect potentially sensitive information about the location and nature of cultural resources.

Appendix G

Trip Generation Memorandum

Kimley»Horn

Memorandum

To: Ms. Kt Alonzo
Acorn Environmental

From: Pedro Cortes
Curtis Yee, P.E.

Re: ***Wilton Rancheria Hood Franklin Parcels***
Trip Generation Comparison

Date: September 8, 2025

The purpose of this memorandum is to document the trip generation for the proposed project relative to prior development assumptions for the same parcels as well as provide guidance on potential location for the site's access along Hood Franklin Road.

Project Description

Kimley-Horn understands that the Wilton Rancheria (the "Tribe") is proposing a future development east of Interstate 5 (I-5) on Hood Franklin Road. An aerial of the relevant parcels is included in **Attachment A**. For the purpose of this memo, two land use alternatives were evaluated. Alternative 1 involves a 12,000-sf gas station/c-store, with additional areas allocated for parking, drainage facilities, and ancillary uses. Alternative 2 includes 15,000-sf of office space.

Assessment of Proposed Project

Alternative 1: Gas Station/C-Store

The number of trips anticipated to be generated by Alternative 1 was approximated using data included in the *Trip Generation Manual, 11th Edition,* published by the Institute of Transportation Engineers (ITE). ITE Land Use Code 945 (Convenience Store/Gas Station) was used to represent the project's proposed Alternative 1 development. The trips generated by Alternative 1 are presented in **Table 1**. The table includes three different options categorized by the number of Vehicle Fueling Positions. 2-8 VFP, 9-15 VFP, and 16-24 VFP based on ITE's Trip Generation Manual. ITE's Pass-By percentages were applied to each option. Pass-by trips are considered to be already in the network, therefore not included in the Net New (Primary) Trips. The New (Primary) Trips represent the total number of new trips generated by the project after accounting for pass-by trips.

Alternative 2: Office Space

The number of trips anticipated to be generated by Alternative 2 was approximated using data included in the *Trip Generation Manual, 11th Edition,* published by the Institute of Transportation Engineers (ITE). ITE Land Use Code 710 (General Office Building) was used to represent the project's proposed Alternative 2 development. The trips generated by Alternative 2 are presented in **Table 2**. As shown in **Table 2,** Alternative 2 is anticipated to generate 223 daily trips, 33 AM peak-hour trips, and 34 PM peak-hour trips.

Kimley»Horn

Table 1 – Alternative 1 Project Trip Generation

Land Use (ITE Code)	Qty	Units	Daily Trips	Weekday AM Peak-Hour					Weekday PM Peak-Hour				
				Total Trips	In		Out		Total Trips	In		Out	
					%	Trips	%	Trips		%	Trips	%	Trips
Subtotal (Driveway) Trips[1]													
Convenience Store/Gas Station (945) (2-8 VFP)	12	KSF	7,490	487	50%	244	50%	243	582	50%	291	50%	291
Convenience Store/Gas Station (945) (9-15 VFP)	12	KSF	8,405	678	50%	339	50%	339	654	50%	327	50%	327
Convenience Store/Gas Station (945) (16-24 VFP)	12	KSF	15,401	1,096	50%	548	50%	548	947	50%	474	50%	473
Pass-By Trips[1]													
2-8 VFP (58% Daily, 60% AM, 56% PM)			-4,344	-292		-146		-146	-326		-163		-163
9-15 VFP (76% Daily, 76% AM, 75% PM)			-6,346	-515		-258		-258	-491		-246		-246
16-24 VFP (76% Daily, 76% AM, 75% PM)			-11,628	-833		-417		-417	-710		-355		-355
Net New (Primary) Trips													
Convenience Store/Gas Station (945) (2-8 VFP)			3,146	195		98		97	256		128		128
Convenience Store/Gas Station (945) (9-15 VFP)			2,059	163		82		82	163		82		82
Convenience Store/Gas Station (945) (16-24 VFP)			3,773	263		132		132	237		119		118

KSF = 1,000 SF GFA, VFP = Vehicle Fueling Positions

[1] ITE Trip Generation Manual, 11th Edition

Table 2 – Alternative 2 Project Trip Generation

Land Use (ITE Code)	Qty	Units	Daily Trips	Weekday AM Peak-Hour					Weekday PM Peak-Hour				
				Total Trips	In		Out		Total Trips	In		Out	
					%	Trips	%	Trips		%	Trips	%	Trips
General Office Building (710)[1]	15	KSF	223	33	60%	29	40%	4	34	50%	6	50%	28
Total Trips			**223**	**33**		**29**		**4**	**34**		**6**		**28**

KSF = 1,000 SF GFA

[1] ITE Trip Generation Manual, 11th Edition

Land Use information from the Sacramento County, City of Elk Grove, and Capital SouthEast Connector Project Travel Demand Models (TDM) was evaluated in an effort to compare the proposed project with prior assumptions. The analysis finds that the three referenced TDMs do not account for development of the parcels proposed in the project. Additionally, the Sacramento County General Plan[1] designates this area as Agricultural Cropland. Consequently, we conclude that previous efforts did not account for the proposed project development.

Site Access Guidance

Sacramento County's Improvement Standards[2] was referenced to provide guidance on potential location for the site's access along Hood Franklin Road. The Improvement standards state the following:

> *"Driveways on Arterial and Thoroughfare streets shall have a minimum clear spacing of 150 feet between driveways. Lesser driveway spacing may be approved by the Director of Transportation where the use of cross access easements are not possible or are not desirable, where major conflicts exist, or where property width limitation make use of the standard driveway spacing technically infeasible.*
>
> *Driveways on Arterial or Thoroughfare streets shall be no closer than 125 feet from the nearest present or future intersection corner return."*

Project driveways should be placed more than 500 feet from the curb return of the I-5 NB Off-Ramp at Hood Franklin Road, as shown in **Figure 1**. This meets Sacramento County standards and avoids Caltrans encroachment.

[1] *Sacramento County General Plan of 2005-2030*, Sacramento County, amended November 2011.
[2] *Sacramento County 2018 Improvement Standards*, Sacramento County, April 2018.



Figure 1 – Approximate Extent of Caltrans Right-of-Way

Attachment

Attachment A – Hood Franklin Parcels Aerial



Assessor's Parcel Number	Acreage
132-0131-015-0000	44.3
132-0262-001-0000	3.58
132-0262-002-0000	5.46
Total	53.34

SOURCE: ESRI, 2025; City of Elk Grove GIS, 2024; Google Earth Aerial Photograph, 3/17/2024; Acorn Environmental, 4/2/2025

Attachment A

Hood Franklin Parcels Aerial

Appendix H

Phase I Environmental Site Assessment

PARTNER
Engineering and Science, Inc.

More Than Just Assessments.
Solutions.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Three Greenfield Development Parcels

Hood Franklin Road and Kammerer Road
Elk Grove, California 95757

Report Date

November 17, 2023

Partner Project No.

23-424322.1

Prepared for:

Wilton Rancheria
9728 Kent Street
Elk Grove, California 95624

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

PARTNER

November 17, 2023

Mr. Jesus Tarango
Wilton Rancheria
9728 Kent Street
Elk Grove, California 95624

Subject: Phase I Environmental Site Assessment
Three Greenfield Development Parcels
Hood Franklin Road and Kammerer Road
Elk Grove, California 95757
Partner Project No. 23-424322.1

Dear Mr. Tarango:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 916-796-0114.

Sincerely,

Brandon Sims
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Wilton Rancheria for the property located at Hood Franklin Road and Kammerer Road in Elk Grove, Sacramento County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Wilton Rancheria with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the south side Hood Franklin Road and the east side of Interstate 5 within a predominantly undeveloped area of Sacramento County. Please refer to the table below for a further description of the subject property:

Subject Property Data	
Address(es):	Hood Franklin Road and Kammerer Road, Elk Grove, California
Additional Current Address(es):	3100 Hood Franklin Road
Historical Address(es):	None Identified
Property Use:	Vacant land
Land Acreage (Ac):	53.34 Ac (Total)
Number of Buildings:	None
Parcel Number:	132-0131-015 (Parcel A); 132-0262-002 (Parcel B); 132-0262-001 (Parcel C)
Site Assessment Performed By:	Kennedy Gish of Partner
Site Assessment Conducted On:	November 14, 2023
Regulatory Radius Report Date:	November 01, 2023
Lien Search Date:	N/A
Report Date:	November 17, 2023
FOIAs Date:	November 2023

The subject property is currently vacant grassland. There are no current onsite operations. There are no current structures; however, concrete foundation remnants from former barn and residential structures were observed onsite. The subject property is also improved with perimeter fencing and two inactive wells.

According to available historical sources, the subject property was formerly developed as agricultural land with a barn on the northern portion with residential and agriculture as early as 1909 and developed with a residence on the central property in the 1970s. The barn collapsed between approximately 2007 and 2009, and the barn debris was removed along with the demolition of the residence in 2015. The property has since remained as vacant land with the exception of the northwest corner of the property being used for aggregate extraction and construction equipment storage between circa 2020 and 2022.

The adjoining properties are tabulated below:

Adjoining Properties	
North:	Hood Franklin Road beyond which is undeveloped land (3015 Hood Franklin Road)
Northeast:	Hood Franklin Road beyond which is undeveloped land
East:	Undeveloped land (3206 Hood Franklin Road)
South:	Undeveloped land
Southwest:	Interstate 5 beyond which is undeveloped land
West:	Interstate 5 beyond which is undeveloped land
Northwest:	The intersection of Franklin Hood Road and Interstate 5 beyond which is undeveloped land

According to topographic map interpretation and a previous subsurface investigation conducted on a nearby property (10466 Grant Line Road and Case #T0606707127), the physical setting features of the subject property identify the terrain as sloping to the southwest with the depth to groundwater in the vicinity of the subject property inferred to be approximately 83 to 92 feet below ground surface (bgs) and groundwater flow is inferred to be toward the southwest.

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A business environmental risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- The subject property parcel was historically used for agricultural purposes. No evidence of agricultural storing or mixing areas were identified through review of historical sources; however, there is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. During site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) will likely be mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not expected to represent a significant environmental concern at this time; however, the local jurisdiction may require sampling related to the former agricultural use during the permitting process.
- During the site reconnaissance and according to records reviewed with Sacramento County Environmental Management Department (SCEMD), two inactive water wells are located on the subject property. The SCEMD approved well inactivation permits in August 2016, and the permits expired in August 2018. According to the reports, these well were used for domestic and agricultural purposes. Additionally, building records on file for the subject property indicate the former residence was equipped with a septic system, which was to be capped during the demolition of the structure. The demolition documents indicate the abandonment of the septic system was excluded from the proposed scope of work, and the system may remain in place at the subject property. The inactive wells and septic system are not considered to represent a significant environmental concern; however, prior to site development activities, these features should be properly abandoned in accordance with local regulations.
- Staining was observed along the base of a damaged pad-mounted transformer along the northern boundary of the property, and along the body of a pole-mounted transformer on the norther portion of the property. No staining was observed on the ground below the pole-mounted transformer or on the pole. Based on the small quantities of staining observed, the transformers are not considered to represent a significant environmental concern at this time; however, the local utility company should be contacted to inspect and repair any damage associated with the transformers.
- The subject property appears to contain designated wetland areas based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Hood Franklin Road and Kammerer Road in Elk Grove, Sacramento County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Purpose 1
1.2 Scope of Work 1
1.3 Limitations 2
1.4 User Reliance 2
1.5 Limiting Conditions 3
2.0 SITE DESCRIPTION 4
2.1 Site Location and Legal Description 4
2.2 Current Property Use 4
2.3 Current Use of Adjoining Properties 4
2.4 Physical Setting Sources 4
2.4.1 Topography 4
2.4.2 Hydrology 5
2.4.3 Geology/Soils 5
2.4.4 Flood Zone Information 5
3.0 HISTORICAL INFORMATION 6
3.1 Aerial Photograph Review 6
3.2 Fire Insurance Maps 9
3.3 City Directories 9
3.4 Historical Topographic Maps 10
4.0 REGULATORY RECORDS REVIEW 12
4.1 Regulatory Agencies 12
4.1.1 State Department 12
4.1.2 Health Department 12
4.1.3 Fire Department 12
4.1.4 Building Department 13
4.1.5 Planning Department 13
4.1.6 Oil & Gas Exploration 14
4.1.7 Assessor's Office 14
4.1.8 Air Pollution Control Agency 14
4.1.9 Regional Water Quality Agency 15
4.1.10 Department of Toxic Substances Control 15
4.2 Mapped Database Records Search 15
4.2.1 Regulatory Database Summary 16
4.2.2 Subject Property Listings 17
4.2.3 Adjoining Property Listings 17
4.2.4 Surrounding Area Listings of Concern to Subject Property 17
4.2.5 Unplottable Listings 17
5.0 USER PROVIDED INFORMATION AND INTERVIEWS 18
5.1 Interviews 18
5.1.1 Interview with Owner 18
5.1.2 Interview with Report User 18
5.1.3 Interview with Key Site Manager 19
5.1.4 Interviews with Past Owners, Operators and Occupants 19
5.2 User Provided Information 19
5.2.1 Title Records, Environmental Liens, and AULs 19
5.2.2 Specialized Knowledge 19

5.2.3 Actual Knowledge of the User 19
5.2.4 Valuation Reduction for Environmental Issues 19
5.2.5 Commonly Known or Reasonably Ascertainable Information 19
5.2.6 Previous Reports and Other Provided Documentation 19
6.0 SITE RECONNAISSANCE 20
6.1 General Site Characteristics 20
6.1.1 Solid Waste Disposal 20
6.1.2 Sewage Discharge and Disposal 20
6.1.3 Stormwater and Surface Water Drainage 20
6.1.4 Source of Heating and Cooling 20
6.1.5 Wells and Cisterns 20
6.1.6 Wastewater 20
6.1.7 Septic Systems 20
6.1.8 Additional Site Observations 20
6.2 Potential Environmental Hazards 21
6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site 21
6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs) 21
6.2.3 Evidence of Releases 21
6.2.4 Polychlorinated Biphenyls (PCBs) 21
6.2.5 Strong, Pungent or Noxious Odors 21
6.2.6 Pools of Liquid 22
6.2.7 Drains, Sumps and Clarifiers 22
6.2.8 Pits, Ponds and Lagoons 22
6.2.9 Stressed Vegetation 22
6.2.10 Additional Potential Environmental Hazards 22
6.3 Non-ASTM Services 22
6.3.1 Asbestos-Containing Materials (ACMs) 22
6.3.2 Lead-Based Paint (LBP) 22
6.3.3 Radon 22
6.3.4 Lead in Drinking Water 23
6.3.5 Mold 23
6.3.6 Wetlands 23
6.4 Adjoining Property Reconnaissance 23
6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site 23
6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products 23
6.4.3 Evidence of Releases 23
6.4.4 PCBs 24
6.4.5 Strong, Pungent, or Noxious Odors 24
6.4.6 Pools of Liquid 24
6.4.7 Drains, Sumps, and Clarifiers 24
6.4.8 Pits, Ponds, and Lagoons 24
6.4.9 Stressed Vegetation 24
6.4.10 Additional Potential Environmental Hazards 24

7.0 VAPOR ENCROACHMENT CONDITIONS **25**
8.0 FINDINGS AND CONCLUSIONS **26**
9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS **28**
10.0 REFERENCES **29**

FIGURES

Figure 1: Site Location Map
Figure 2: Site Plan
Figure 3: Topographic Map

APPENDICES

Appendix A: Site Photographs
Appendix B: Historical/Regulatory Documentation
Appendix C: Regulatory Database Report
Appendix D: Qualifications

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at Hood Franklin Road and Kammerer Road in Elk Grove, Sacramento County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E1527-21 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

1.5 Limiting Conditions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM Practice E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This data gap is not expected to alter the findings of this assessment.
- Partner was not able to document the historical use of the subject property prior to 1909. This data failure is not considered critical and does not change the conclusions of this report, as the 1909 topographic revealed the subject property to be agricultural land improved with a barn. In addition, the adjoining and surrounding areas are also depicted mostly as farmland and small rural structures. This data gap is not expected to alter the findings of this assessment.
- Partner was unable to determine the property use at five-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews. This data gap is not expected to alter the findings of this assessment.
- Due to the size of the subject property, Partner performed a site inspection of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the size of the property and the dense vegetation present onsite, isolated areas of the site may have not been accessible for direct observation during Partner inspection. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at Hood Franklin Road and Kammerer Road in Elk Grove, California is located on the south side Hood Franklin Road and the east side of Interstate 5. According to the Sacramento County Assessor, the subject property is described as Assessor Parcel Numbers (APNs) 132-0131015, 132-0262-002, and 132-0262-001 and ownership has been vested in OMY I 5 since 2015.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently vacant grassland. There are no current onsite operations. There are no current structures; however, concrete foundation remnants from former barn and residential structures were observed onsite. The subject property is also improved with perimeter fencing and two inactive wells.

The subject property is currently designated for agricultural development by Sacramento County.

The subject property was identified as a Resource Conservation and Recover Act (RCRA) Non-Generator/NLR (RCRA NON GEN) and Facility Registry Service/Facility Index (FINDS/FRS) site in the regulatory database report of Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a predominantly undeveloped area of Sacramento County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

Adjoining Properties	
North:	Hood Franklin Road beyond which is undeveloped land (3015 Hood Franklin Road)
Northeast:	Hood Franklin Road beyond which is undeveloped land
East:	Undeveloped land (3206 Hood Franklin Road)
South:	Undeveloped land
Southwest:	Interstate 5 beyond which is undeveloped land
West:	Interstate 5 beyond which is undeveloped land
Northwest:	The intersection of Franklin Hood Road and Interstate 5 beyond which is undeveloped land

No adjoining properties were identified in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2021 United States Geological Survey (USGS) Florin and Bruceville, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 12 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the southwest.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the southwest.

According to a previous subsurface investigation conducted on a nearby property (10466 Grant Line Road and Case #T0606707127), the depth to groundwater in the vicinity of the subject property inferred to be approximately 83 to 92 feet bgs.

The nearest surface water in the vicinity of the subject property is the Franklin Creek located approximately 0.39 miles north of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Sacramento County Water Agency serves the subject property vicinity. The sources of public water for the unincorporated area of Sacramento County are surface water from the Sacramento and American rivers and groundwater from public wells.

2.4.3 Geology/Soils

The subject property is situated within the Great Valley physiographic province of the State of California. The Great Valley is considered an alluvial plain that is 50 miles wide and 400 miles long and is bordered by the Coast Ranges on the west, on the north and east by the Sacramento Valley, and on the south by the Sacramento-San Joaquin Delta. The valley is underlain by a thick sequence of Jurassic to Holocene continental and marine sediments. The subject property is mapped as being underlain by Plio-Pleistocene-aged non-marine sedimentary deposits.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as San Joaquin silt loam, Clear Lake clay, and Dierssen sandy clay loam. The San Joaquin silt loam series consists of very deep, moderately well drained, somewhat permeable soils that formed on terraces, Parent material consist of alluvium derived from granite.

The Clear Lake clay series consists of somewhat deep, somewhat poorly drained, very impermeable soils that form on basin floors. Parent material consist of alluvium.

The Dierssen sandy clay loam series consists of somewhat deep, somewhat poorly drained, somewhat impermeable soils that form on basin floors. Parent material consist of alluvium derived from granite. Slopes range from 0 to 3 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Numbers 06067C0315J and 06067C0450H, dated August 16, 2012 and 07/19/2018, the subject property appears to be located in Zone AE; defined as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Years	**Resource**	**Description/Use**
1909 2015	Aerial Photographs, Topographic Maps	Agricultural land and residential
2015 2018	Aerial Photographs, Building records, Topographic Maps	Vacant land
2020 2022	Aerial Photographs, Assessor Records, Building Records, Topographic Maps	Aggregate mining (northwest corner) and vacant land
2022 Present	Aerial Photographs, Assessor Records, Building Records, Onsite Observations, Topographic Maps	Vacant land

The subject property parcel was historically used for agricultural purposes. No evidence of agricultural storing or mixing areas were identified through review of historical sources; however, there is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. During site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) will likely be mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not expected to represent a significant environmental concern at this time; however, the local jurisdiction may require sampling related to the former agricultural use during the permitting process.

No other potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on November 01, 2023. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	***1937***	***Scale:***	***1"=500***
Subject Property:	Appears to be developed with agricultural land with a structure on the northern portion along Hood Franklin Road		
North:	Appears to be developed with agricultural land and a structure on the southern portion along Hood Franklin Road		
Northeast:	Appears to be undeveloped land beyond Hood Franklin Road		
East:	Appears to be undeveloped land		
South:	Appears to be undeveloped land		
Southwest:	Appears to be undeveloped land		
West:	Appears to be undeveloped land		
Northwest:	Appears to be agricultural land		

Date:	1952	Scale:	1"=500
Subject Property:	No significant changes visible		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	Appears to be agricultural land on the northern portion		
Northwest:	Appears to be developed with a structure and agricultural land		

Date:	1961, 1966	Scale:	1"=500
Subject Property:	No significant changes visible		
North:	Appears to be developed with four structures and agricultural land		
Northeast:	No significant changes visible		
East:	Appears to be agricultural land on the central portion with a structure on the northern portion		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	1974, 1984, 1993, 1999	Scale:	1"=500
Subject Property:	Developed with a structure on the central portion with a pond on the southern central portion and a stream on the southern portion		
North:	No significant changes visible		
Northeast:	Appears to be vacant land		
East:	No significant changes visible, however a stream appears to be traversing the southern portion		
South:	No significant changes visible		
Southwest:	Interstate 5 appears to be under construction beyond which is vacant land and a stream		
West:	Interstate 5 appears to be under construction beyond which is vacant land		
Northwest:	Interstate 5 appears to be under construction beyond which is vacant land		

Date:	2005, 2006	Scale:	1"=500
Subject Property:	No significant changes visible		
North:	Appears to be vacant land across Hood Franklin Road		
Northeast:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2009	Scale:	1"=500
Subject Property:	The northern structure appears to have collapsed		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	Appears to be vacant land with a pond on the central portion		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2016	Scale:	1"=500
Subject Property:	The central structure appears to have been demolished and debris associated with former northern structure removed		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Date:	2020 2022	Scale:	1"=500
Subject Property:	Appears to be used for as an aggregate plant and equipment storage		
North:	No significant changes visible		
Northeast:	No significant changes visible		
East:	No significant changes visible		
South:	No significant changes visible		
Southwest:	No significant changes visible		
West:	No significant changes visible		
Northwest:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of fire insurance maps (FIMS) from ERIS on November 01, 2023. FIM coverage was not available for the subject property.

A copy of the no coverage letter is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on November 06, 2023 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

City Directory Search for 3100 Hood Franklin Rd (Subject Property)	
Year(s)	**Occupant Listed**
1980	XXXX
1985	XXXX
1990	XXXX
1995	XXXX

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

City Directory Search for 3206 Hood Franklin Rd (Adjoining Property)	
Year(s)	**Occupant Listed**
1980	Greber John
1985	Greber John
1990	Greber John
1995	Greber John
2000	Greber John
2003	John Greber
2008	John Greber, John Greber Farm
2012	Celia Greber
2020	Rouge Winery
2022	Rouge Winery

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on November 01, 2023. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date:	1909
Subject Property:	Depicted with a structure on the northwestern portion
North:	Depicted as undeveloped land
Northeast:	Depicted as undeveloped land
East:	Not depicted
South:	Not depicted
Southwest:	Not depicted
West:	Not depicted
Northwest:	Depicted as undeveloped land

Date:	1910
Subject Property:	Depicted with a structure on the northwestern portion with a a stream traversing the southern portion
North:	No significant changes depicted
Northeast:	No significant changes depicted
East:	Depicted as undeveloped land
South:	Depicted as undeveloped land with a stream traversing the property
Southwest:	Depicted as undeveloped land with a stream traversing the property
West:	Depicted as undeveloped land
Northwest:	No significant changes depicted

Date:	1953
Subject Property:	Depicted with two structure on the northwestern portion with a a stream traversing the southern portion
North:	Depicted with seven structures across an improved road
Northeast:	Depicted with a structure across an improved road
East:	No significant changes depicted
South:	No significant changes depicted
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	No significant changes depicted

Date:	1968
Subject Property:	Depicted with a structure on the northern and marshes on the southern portion
North:	Depicted with three structures across an improved road
Northeast:	No significant changes depicted
East:	Depicted with marsh land on the southern portion
South:	Depicted with marsh land on the northern portion
Southwest:	Depicted with marsh land on the northern portion across Interstate 5
West:	Depicted with marsh land on the southern portion across Interstate 5
Northwest:	Depicted as undeveloped land Interstate 5

Date:	1975, 1980, 2015
Subject Property:	Depicted with a body of water on the southern portion
North:	No significant changes depicted
Northeast:	No significant changes depicted
East:	Depicted with a structure and a body of water
South:	No significant changes depicted
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	No significant changes depicted

Date:	2018, 2021
Subject Property:	No significant changes depicted
North:	Depicted as marsh land across Hood Franklin Road
Northeast:	No significant changes depicted
East:	Depicted as marsh land
South:	No significant changes depicted
Southwest:	No significant changes depicted
West:	No significant changes depicted
Northwest:	Depicted as marsh land across the intersection of Hood Franklin Road and Interstate 5

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	California Environmental Protection Agency (CalEPA)
Point of Contact:	CalEPA Site Portal https://siteportal.calepa.ca.gov/nsite/map/results
Agency Address:	1001 I Street, 24th Floor, Sacramento, California 95814
Agency Phone Number:	(916) 323-2514
Date of Contact:	November 06, 2023
Method of Communication:	Online Research
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CalEPA.	

4.1.2 Health Department

Regulatory Agency Data	
Name of Agency:	Sacramento County Environmental Management Department (SCEMD)
Point of Contact:	Sacramento County Next Request https://saccounty.nextrequest.com/
Agency Address:	11080 White Rock Road, Suite 200, Rancho Cordova, California 95670
Agency Phone Number:	(916) 875-8484
Date of Contact:	November 07, 2023
Method of Communication:	Online Request Form
Summary of Communication: According to records reviewed, the subject property has two well inactivation permits with the SCEMD. These permits were approved in August 2016 and expired in August 2018. According to the reports, these well were used for domestic and agricultural purposes. No other records regarding hazardous substance use, storage or release, or the presence of USTs and AULs on the subject property were on file with the SCEMD.	

4.1.3 Fire Department

Regulatory Agency Data	
Name of Agency:	Sacramento Fire Department (SFD)
Point of Contact:	SFD Website https://www.cityofsacramento.org/Fire/Contact
Agency Address:	5770 Freeport Boulevard, Suite 200, Sacramento, California 95822
Agency Phone Number:	(916) 808-1300
Date of Contact:	November 06, 2023
Method of Communication:	Online Research

Summary of Communication: Based on a past interview with the SFD, the SFD does not regulate USTs, ASTs, hazardous materials, hazardous waste, or spills. The SFD referred Partner to contact the SCEMD.

4.1.4 Building Department

Regulatory Agency Data	
Name of Agency:	Sacramento County Building Permits and Inspections (SCBPI)
Point of Contact:	Sacramento County Next Request https://saccounty.nextrequest.com/
Agency Address:	827 7th Street, Suite 102, Sacramento, California 95814
Agency Phone Number:	(916) 875-5296
Date of Contact:	November 09, 2023
Method of Communication:	Online Request Form
Summary of Communication: Records were available for review, as further discussed in the following table.	

Building Records Reviewed for Hood Franklin Road and Kammerer Road (Subject Property)		
Year(s)	**Owner/Applicant**	**Description**
1971	Emerald Park Co.	Plumbing permit
1971	Emerald Park Co.	HVAC permit
1971	Odas Murphy	Building permit for a single family dwelling
1971	Emerald Park Co.	Electrical permit
1973	Not Listed	Building permit - historical - no description provided
1999	Hood-Franklin Associates	Building permit for electrical agriculture pump
2013	Larry Vice Electric	Building permit to reestablish power for domestic well to water livestock
2015	Sterling P Holloway III Inc	Demolition permit for removal on 1,500 square foot barn. Structure only, foundation and slab will remain. SMUD disconnected the power and septic/well will be capped off.
2015	Sterling P Holloway III Inc	Demolition permit for removal on 2,100 square foot house. Structure only, foundation and slab will remain. SMUD disconnected the power and septic/well will be capped off.

4.1.5 Planning Department

Regulatory Agency Data	
Name of Agency:	Sacramento County Planning (SCP)
Point of Contact:	Sacramento County Parcel Viewer https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html
Agency Address:	827 7th Street, Sacramento, California 95814
Agency Phone Number:	(916) 874-6141
Date of Contact:	November 06, 2023
Method of Communication:	Online Research

Summary of Communication: According to reviewed online documents, the subject property is zoned AG-80 and AG-20 for agricultural development by Sacramento County.

4.1.6 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Geologic Energy Management Division (CalGEM)
Point of Contact:	Well Finder Database https://maps.conservation.ca.gov/doggr/wellfinder/#openModal
Agency Address:	801 K Street, MS 24-01, Sacramento, California 95814
Agency Phone Number:	(916) 445-9686
Date of Contact:	November 06, 2023
Method of Communication:	Online Research
Summary of Communication: According to CalGEM, no oil or gas wells are located on or adjoining to the subject property.	

4.1.7 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Sacramento County Assessor
Point of Contact:	Sacramento County Parcel Viewer https://assessorparcelviewer.saccounty.gov/jsviewer/assessor.html
Agency Address:	3636 American River Drive, Suite 200, Sacramento, California 95864
Agency Phone Number:	(916) 875-0700
Date of Contact:	November 06, 2023
Method of Communication:	Online Research
Summary of Communication: According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 132-0131-015, 132-0262-002, and 132-0262-001, and is currently owned by OMY I 5 since 2015.	

4.1.8 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	Sacramento Metropolitan Air Quality Management District (SAMAQMD)
Point of Contact:	Virginia Muller Public Records Request https://www.airquality.org/Businesses/Public-Records-Requests
Agency Address:	777 12th Street, Suite 300, Sacramento, California 95814
Agency Phone Number:	(279) 207-1122
Date of Contact:	November 13, 2023
Method of Communication:	Email and Online Request Form
Summary of Communication: No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the SMAQMD.	

4.1.9 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Central Valley Water Quality Control Board (CVWQCB)
Point of Contact:	GeoTracker Database https://geotracker.waterboards.ca.gov/
Agency Address:	1001 I Street, 24th Floor, Sacramento, California 95814
Agency Phone Number:	(916) 341-7365
Date of Contact:	November 06, 2023
Method of Communication:	Online Research
Summary of Communication: No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the CVWQCB.	

4.1.10 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	EnviroStor Database https://www.envirostor.dtsc.ca.gov/public/ Hazard Waste Tracking System (HWTS) https://hwts.dtsc.ca.gov/
Agency Address:	8800 Cal Center Drive, Sacramento, California 95814
Agency Phone Number:	(916) 255-3545
Date of Contact:	November 06, 2023
Method of Communication:	Online Research
Summary of Communication: The EnviroStor database is the DTSC's data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reason to investigate further. No records were identified for the subject property address on the EnviroStor database. The DTSC Hazardous Waste Tracking System (HWTS) was researched for hazardous waste manifest data submitted to the California DTSC. One inactive permit was identified for the subject property. According to the listing, a temporary permit was issued to American Civil Constructors West Coast LLC on August 2, 2021. The permit is listed as inactive with the DTSC as of November 1, 2021. The DTSC identified the site under NAICS code 237310 for highway, street, and bridge construction. No manifest or documentation of hazardous waste use is identified on the HWTS website. Based on the relatively short duration of the permit and the current regulatory status (inactive), this historical permit is not expected to represent a significant environmental concern.	

Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by ERIS documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM Practice E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Database Report Data				
Database	**AMSD Radius (mile)**	**Listings Identified**		
		Subject Property	**Adjoining Properties**	**Surrounding Area Sites of Concern**
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	N	N
Federal IC/EC Registries	Subject Property	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	N	N
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.25	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Additional Environmental Listings	Varies	**Y**	N	N

4.2.2 Subject Property Listings

The subject property is identified as a FINDS/FRS and RCRA NON GEN site in the regulatory database report, as discussed below:

Subject Property Database Listing	
Database:	FINDS/FRS, RCRA NON GEN
Site Name:	American Civil Constructors West Coast LLC
Address:	3100 Hood Franklin Road
Years of Operation:	2021
Status:	Inactive
Discussion:	According to the database listings, the subject property is identified as site used for highway, street, and bridge construction on the FINDS/FRS database. The site was reportedly active since October 28, 2021 and is currently listed as inactive. Additionally, the subject property is identified as a non generator of hazardous waste with the EPA. As of July 2023, no violations have been reported. Based on the regulatory oversight and the lack of violations reported for the subject property, these listings are not expected to represent a significant environmental concern.

4.2.3 Adjoining Property Listings

The adjoining properties are not identified in the regulatory database report.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

4.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM Practice E1527-21, Partner requested the following site information from Wilton Rancheria (User of this report).

User Responsibilities		
Item	**Provided By User**	**Not Provided By User**
AAI User Questionnaire		X
Title Records, Environmental Liens, and AULs		X
Specialized Knowledge		X
Actual Knowledge		X
Valuation Reduction for Environmental Issues		X
Identification of Key Site Manager		X
Reason for Performing Phase 1 ESA	X	
Prior Environmental Reports		X

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property since 2015, identified as OMY I 5, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

A key site manager was not provided to be interviewed at the time of this assessment.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or reasonably ascertainable within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Kennedy Gish
Site Assessment Conducted On:	November 14, 2023

Partner was unaccompanied during the site reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste is not currently generated onsite. Various small containers of used oil ranging from one-gallon to five-gallons were observed along the northern perimeter of the subject property along Hood Franklin Road. Additionally, household trash and appliances were observed on the southeastern corner of the subject property. Based on the relatively small quantities of oil observed and lack of observed spills or staining, this waste does not appear to be a significant environmental concern.

6.1.2 Sewage Discharge and Disposal

No wastewater treatment facilities were observed or reported on the subject property. No septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the property primarily due to ground infiltration. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Based on the lack of onsite structures, no heating or cooling sources were observed onsite.

6.1.5 Wells and Cisterns

During the site reconnaissance, Partner observed two water wells on the northern central portion of the subject property. These well appeared to have been abandoned and no longer in use. Further information regarding these wells is previously discussed in Section 4.1.2.

6.1.6 Wastewater

Domestic wastewater is not generated at the subject property. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

Piping that appeared to be related to a former septic system or irrigation system was observed along the west side of the driveway to the house, approximately halfway between the former barn and the former residence. No other piping was observed in the vicinity of this pipe. Based on the apparent nature of use, the presence of this piping is not expected to represent a significant environmental concern.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

Limited staining associated with a transformer on the norther portion of the subject property was observed, as further discussed below. No other spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "Non-PCB;" 2) 50 ppm-500 ppm – "PCB-Contaminated;" and, 3) Greater than 500 ppm – "PCB-Containing." The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.

Transformers and Hydraulic Equipment				
Type of Equipment	**Location**	**Number**	**PCB Containing**	**Concern**
Pad Mounted Transformers	Northwestern side, along Hood Franklin Road	One	Unknown	No
Pole Mounted Transformers	Northern central portion of the property, between Parcels A and B	Three	Unknown	No

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pad-mounted transformer and three pole-mounted transformers were observed on the subject property. The transformers are not labeled indicating PCB content. Staining was observed along the base of the pad-mounted transformer along the northern property boundary due to damage. One of the three pole-mounted on the northern portion of the property was observed to have staining along its body; however, no staining was observed on the ground below the pole-mounted transformer or on the pole. Based on the relatively small quantities of staining observed, the transformers are not considered an environmental concern. However, Partner recommends that the local utility company should be contacted to inspect and repair any damage associated with the transformers.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

Based on the lack of onsite structures, ACMs were not considered within the scope of this assessment.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm2 (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X," to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Due to the lack of onsite structures, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered an environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Sacramento County Water Agency serves the subject property vicinity. The sources of public water for the unincorporated area of Sacramento County are surface water from the Sacramento and American rivers and groundwater from public wells According to the 2022 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Based on the lack of onsite structures, mold growth and water damage were not considered within the scope of this assessment.

6.3.6 Wetlands

The subject property appears to be a designated wetland area based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. The subject property has four types of wetland located on the south and southwest portions of the property. These classifications of wetlands include Freshwater Emergent Wetland (PEM1A, PEM1Ch), Riverine (R4SBCx), and Freshwater Pond (PUBFh). No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

No ASTs or USTs for hazardous substances/petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.3 Evidence of Releases

No evidence of a release was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.4 PCBs

No PCB containing materials were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.6 Pools of Liquid

No pools of liquid were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.9 Stressed Vegetation

No stressed vegetation was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.10 Additional Potential Environmental Hazards

No additional environmental hazards were observed on adjoining properties during the limited adjoining property reconnaissance.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

Potential for Vapor Encroachment to Impact the Subject Property	
Area of Concern	***Likely or Known VEC to Subject Property***
Subject Property Existing Operations or Conditions	None identified that impact the subject property.
Historical Uses of the Subject Property	None identified that impact the subject property.
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property.
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property.
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- The subject property parcel was historically used for agricultural purposes. No evidence of agricultural storing or mixing areas were identified through review of historical sources; however, there is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. During site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) will likely be mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of the development activities. These variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Partner concludes that the possible former use of agricultural chemicals is not expected to represent a significant environmental concern at this time; however, the local jurisdiction may require sampling related to the former agricultural use during the permitting process.

- During the site reconnaissance and according to records reviewed with Sacramento County Environmental Management Department (SCEMD), two inactive water wells are located on the subject property. The SCEMD approved well inactivation permits in August 2016, and the permits expired in August 2018. According to the reports, these well were used for domestic and agricultural purposes. Additionally, building records on file for the subject property indicate the former residence was equipped with a septic system, which was to be capped during the demolition of the structure. The demolition documents indicate the abandonment of the septic system was excluded from the proposed scope of work, and the system may remain in place at the subject property. The inactive wells and septic system are not considered to represent a significant environmental concern; however, prior to site development activities, these features should be properly abandoned in accordance with local regulations.
- Staining was observed along the base of a damaged pad-mounted transformer along the northern boundary of the property, and along the body of a pole-mounted transformer on the norther portion of the property. No staining was observed on the ground below the pole-mounted transformer or on the pole. Based on the small quantities of staining observed, the transformers are not considered to represent a significant environmental concern at this time; however, the local utility company should be contacted to inspect and repair any damage associated with the transformers.
- The subject property appears to contain designated wetland areas based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of Hood Franklin Road and Kammerer Road in Elk Grove, Sacramento County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at Hood Franklin Road and Kammerer Road in Elk Grove, Sacramento County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Kennedy Gish
Project Assessor

Reviewed By:



Corinne Kennah-Cohn
Environmental Professional

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21

Environmental Risk Information Services (ERIS), Database Report, November 2023

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, November 2023

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, November 2023

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, November 2023

United States Fish and Wildlife Service, National Wetlands Inventory, accessed via the internet, November 2023

United States Geological Survey, accessed via the internet, November 2023

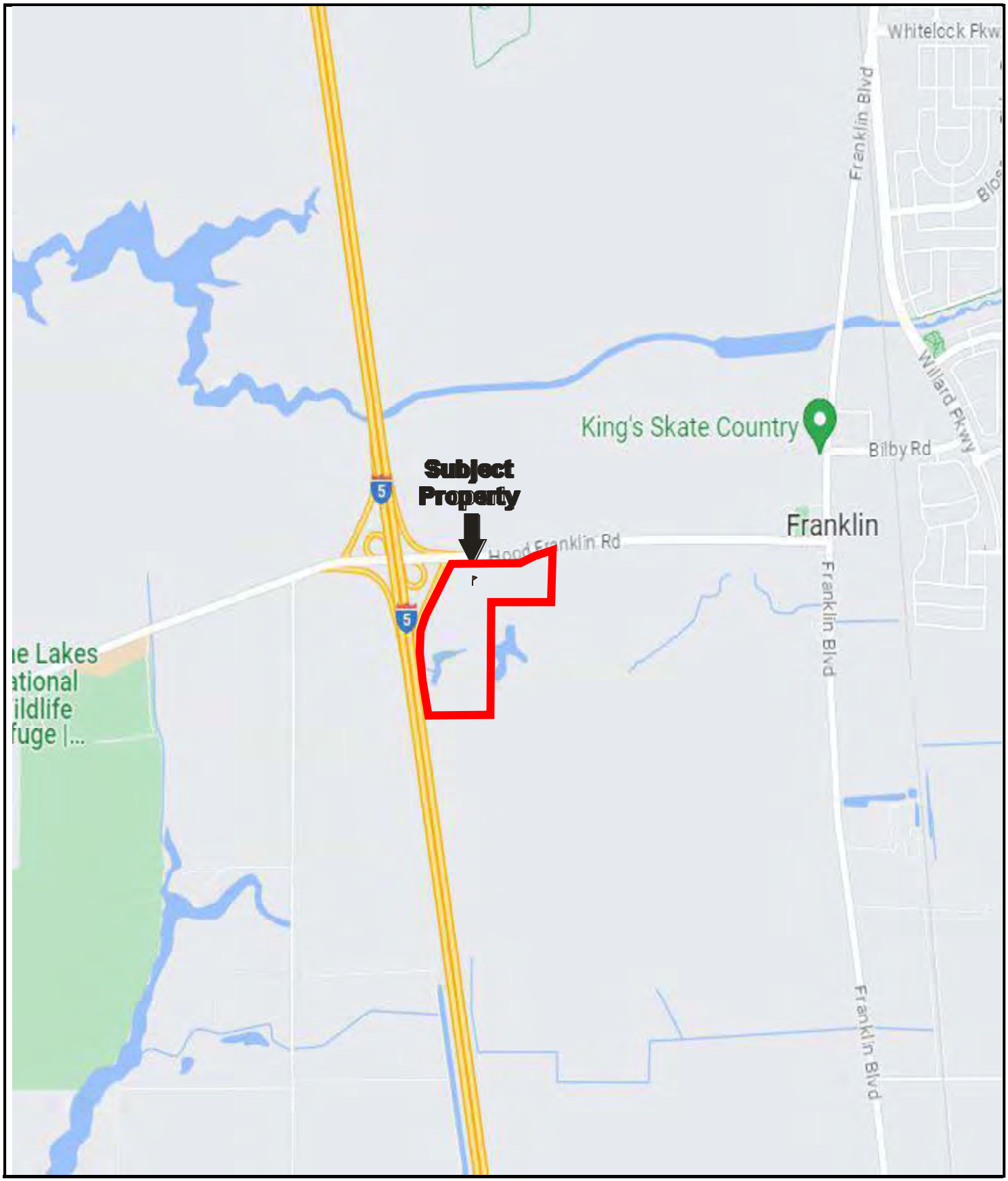
United States Geological Survey Topographic Map 2021, 7.5-minute series, accessed via the internet, November 2023

FIGURES

1: Site Location Map

2: Site Plan

3: Topographic Map



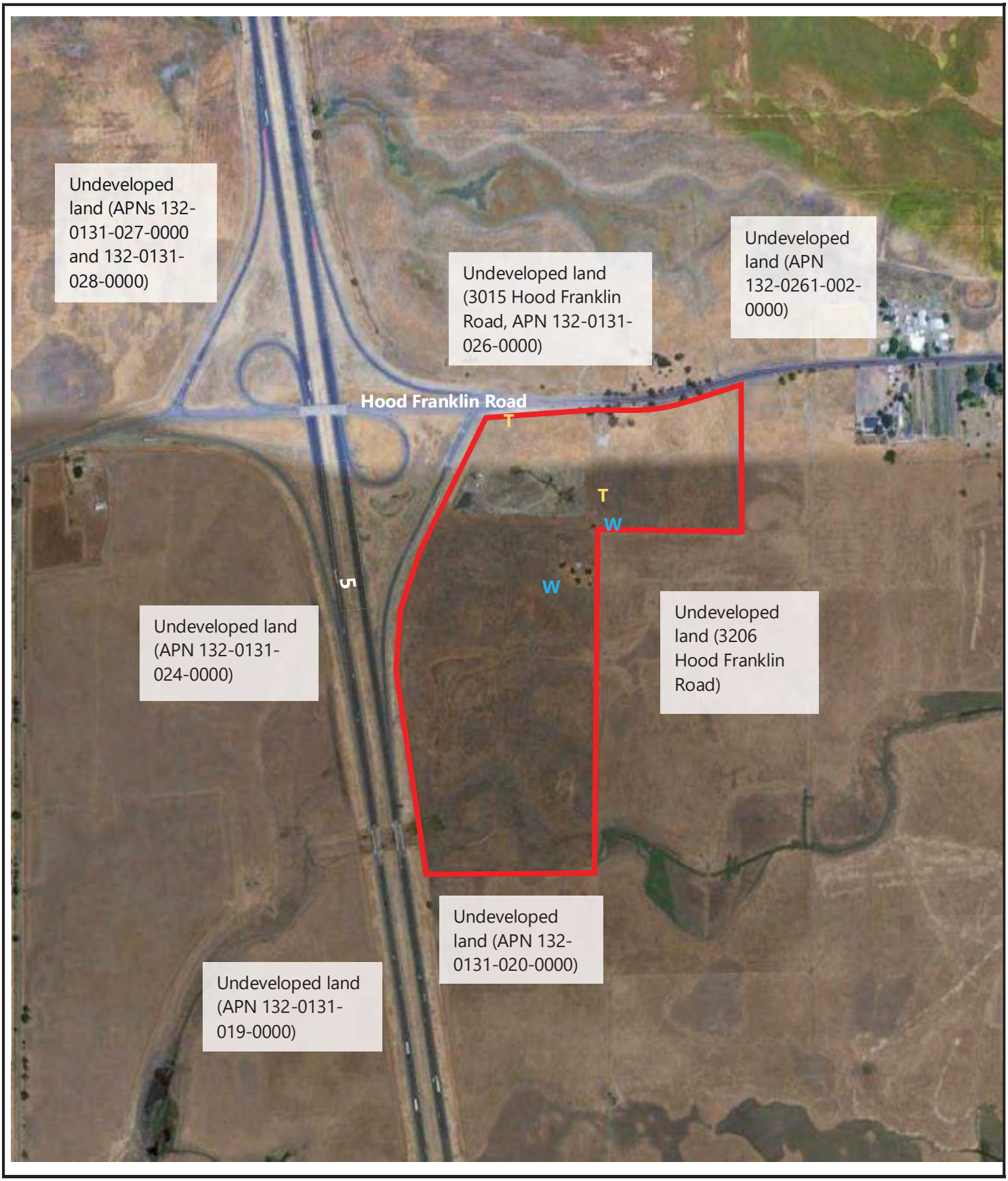
N

Drawing Not To Scale

KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 23-424322.1

PARTNER



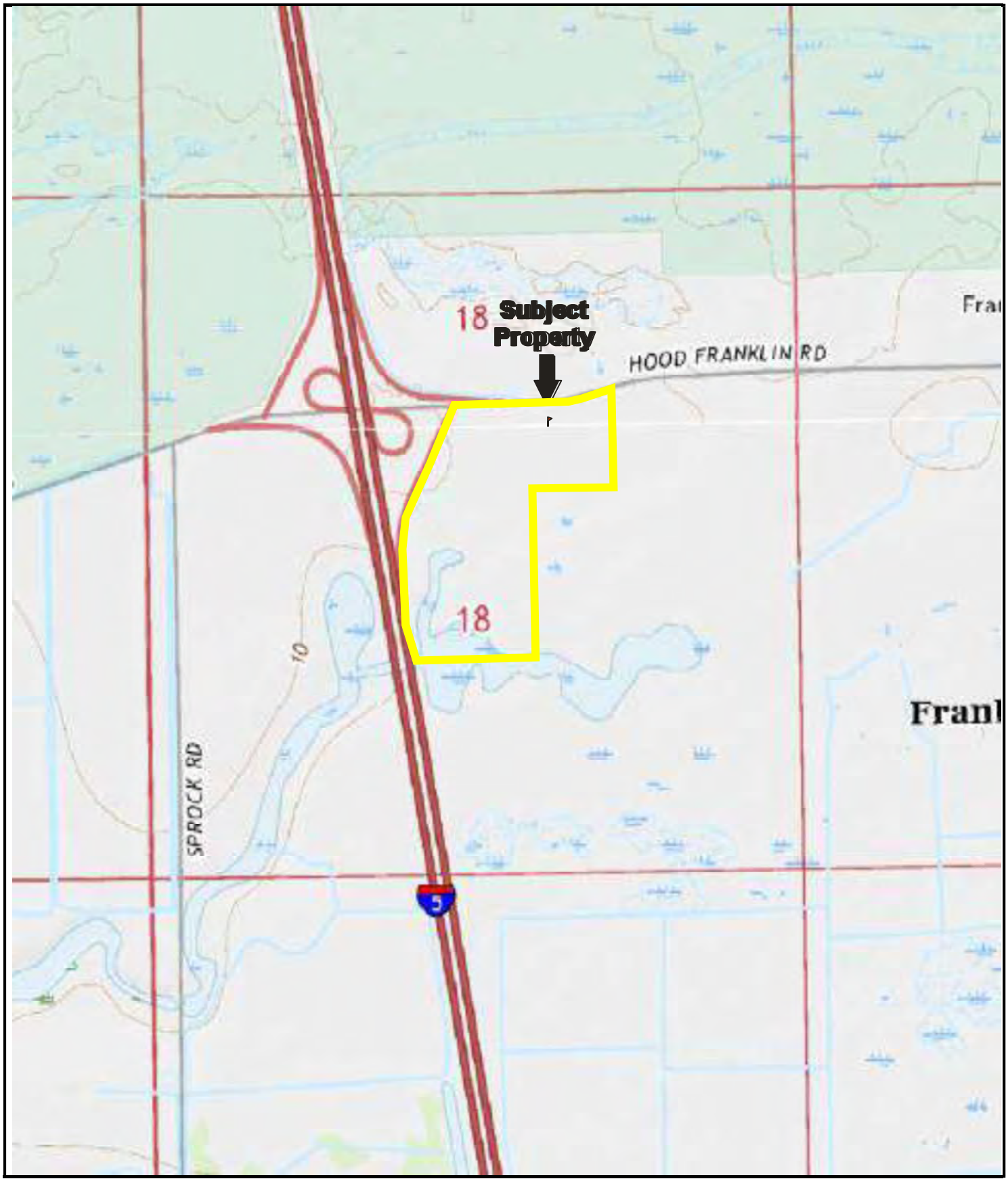
N

GROUNDWATER FLOW

KEY:
Subject Property
Inactive Well W
Transformer T

FIGURE 2: SITE PLAN
Project No. 23-424322.1

PARTNER



N

USGS 7.5-Minute *Florin and Bruceville, California* Quadrangle
Created: 2021

KEY:
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 23-424322.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View of the gated entrance to the subject property



2. View towards the center of the subject property from the northwest corner



3. View of the northeastern corner of the subject property



4. View of the former barn foundation



5. View of the location of the former aggregate plant



6. View of the foundation of the former residence



7. View of a pad-mounted transformer on the northern side of the property



8. View of damage and staining to the pad mounted transformer



9. View of dumped oil containers along the northern side of the property



10. View of dumped oil containers along the northern side of the property



11. View of piping related to the irrigation system



12. View of pole-mounted transformer onsite



13. View of the northern inactive well onsite



14. View of the southern inactive well onsite



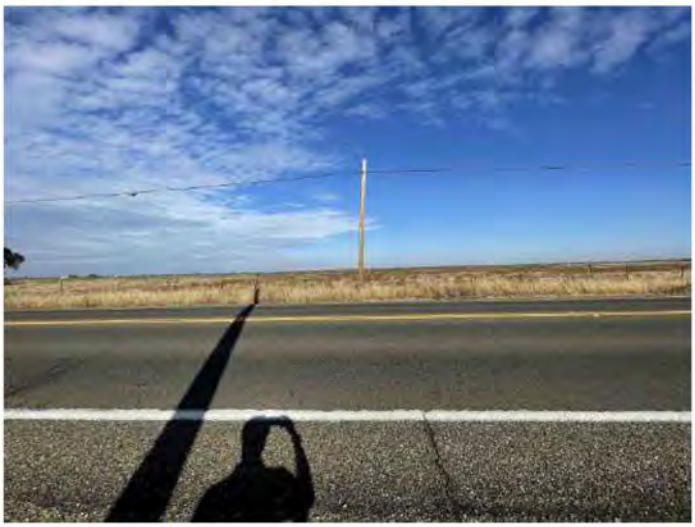
15. View of debris on the southeastern corner of the subject property



16. View of the northern adjoining property



17. View of the northern adjoining properties



18. View of northern and northeastern adjoining properties from the northeast corner



19. View of eastern adjoining property



20. View towards the southern adjoining property



21. View towards Interstate 5 and the southwestern and western adjoining properties from the subject property



22. View towards the western adjoining property from the subject property

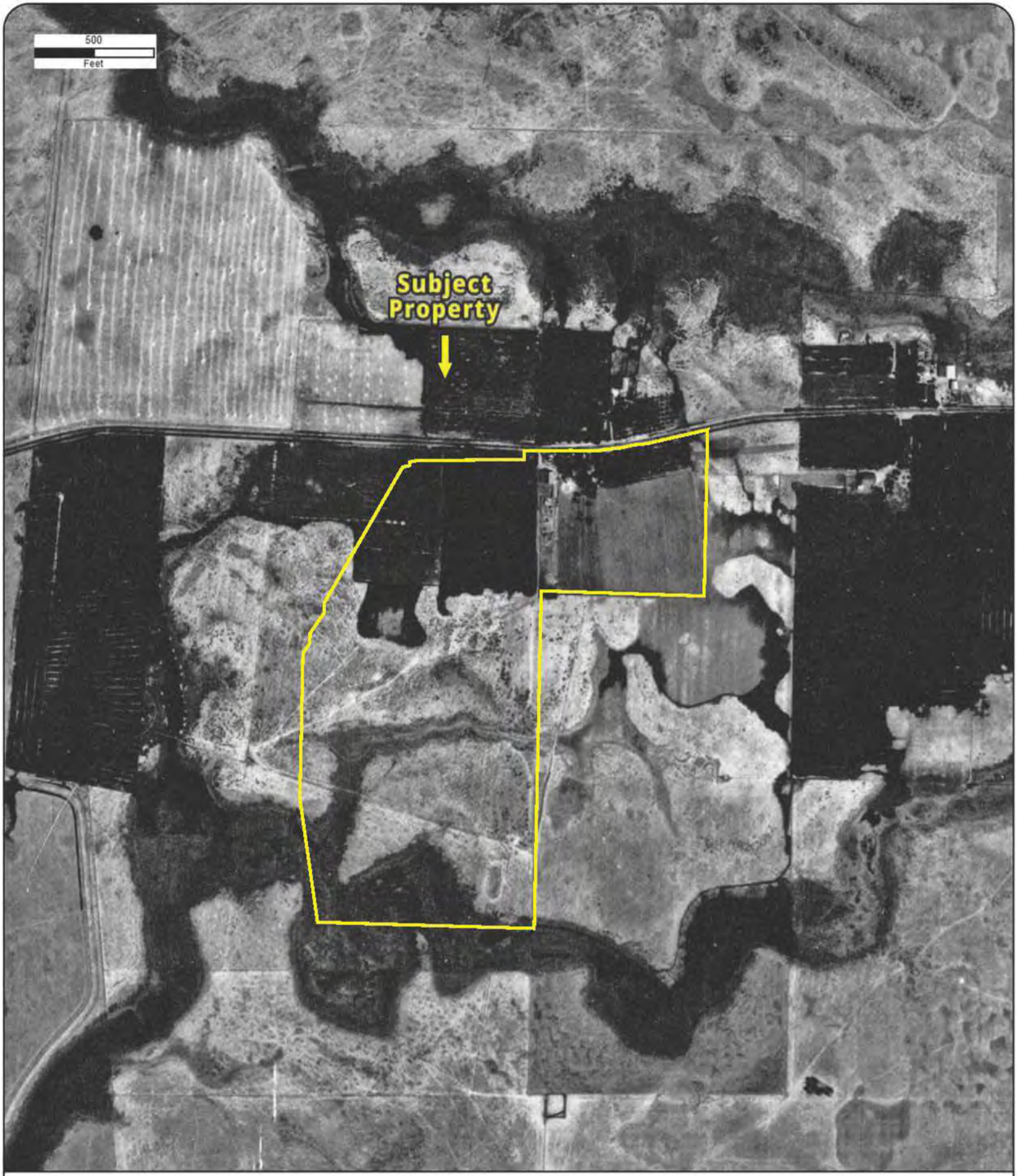


23. View looking towards Interstate 5 and the western adjoining property from the northwest corner of the subject property



24. View looking towards Interstate 5 and the northwestern adjoining property from the northwest corner of the subject property

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

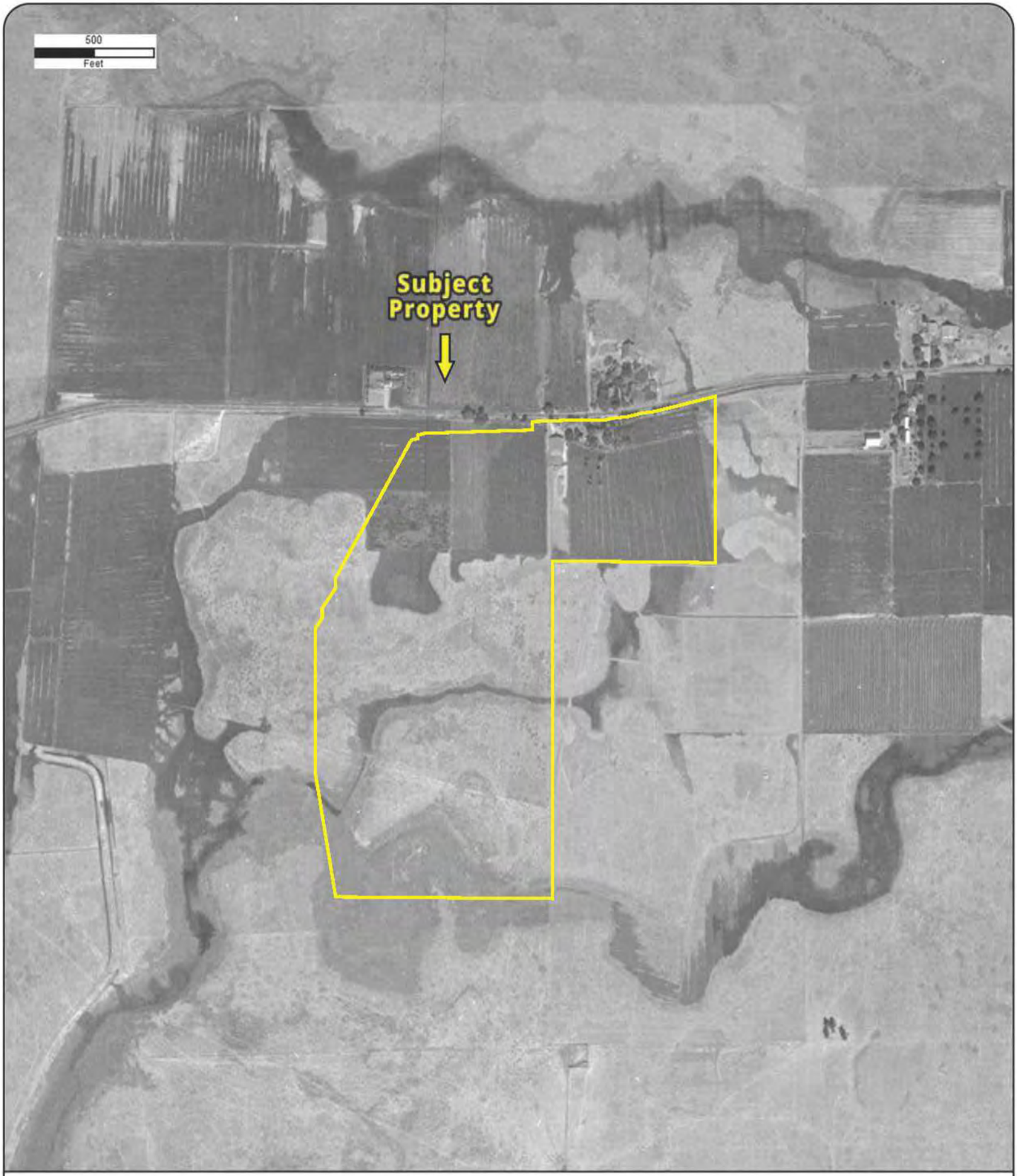


Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

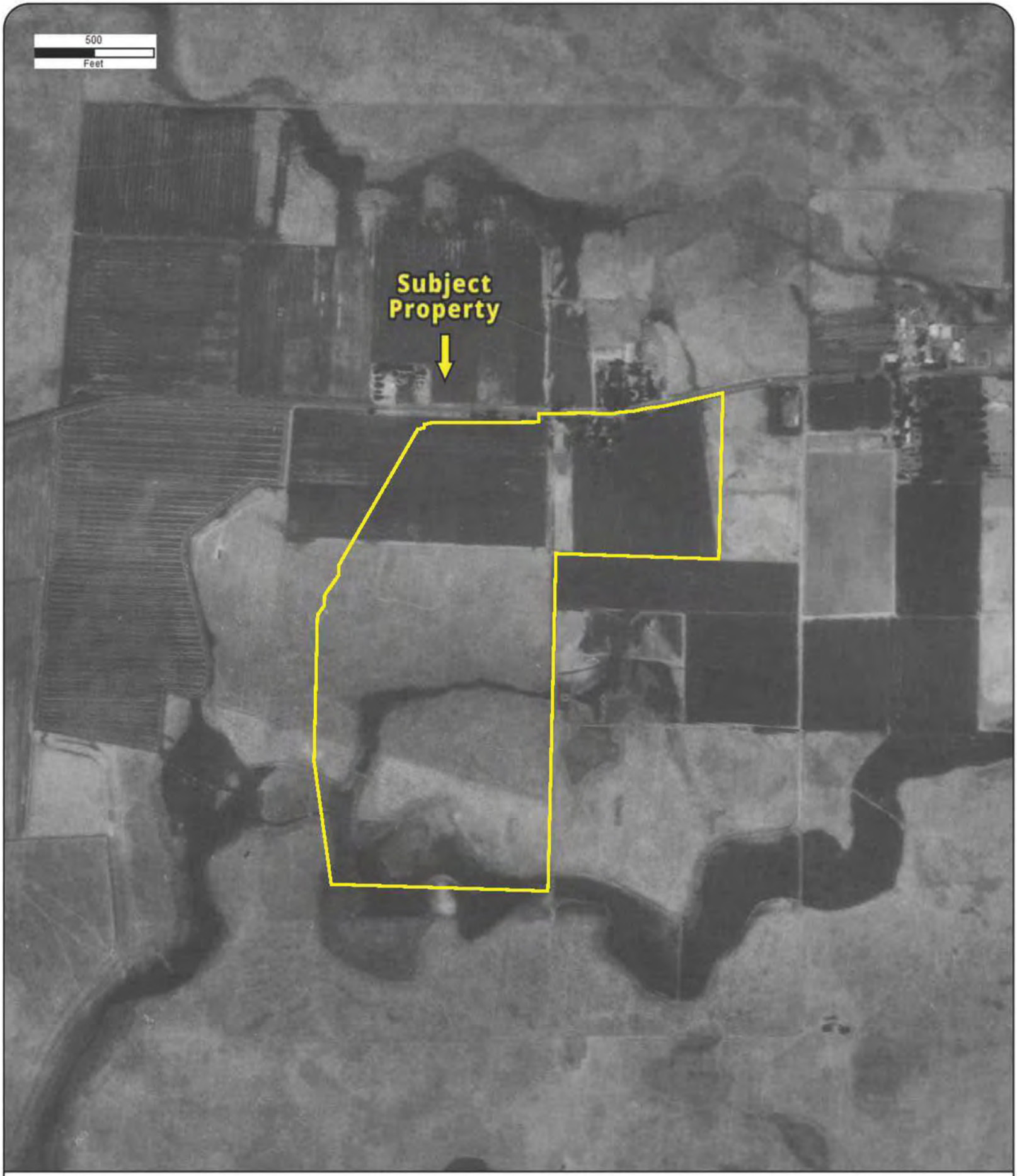


Year: 1952
Source: Private
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

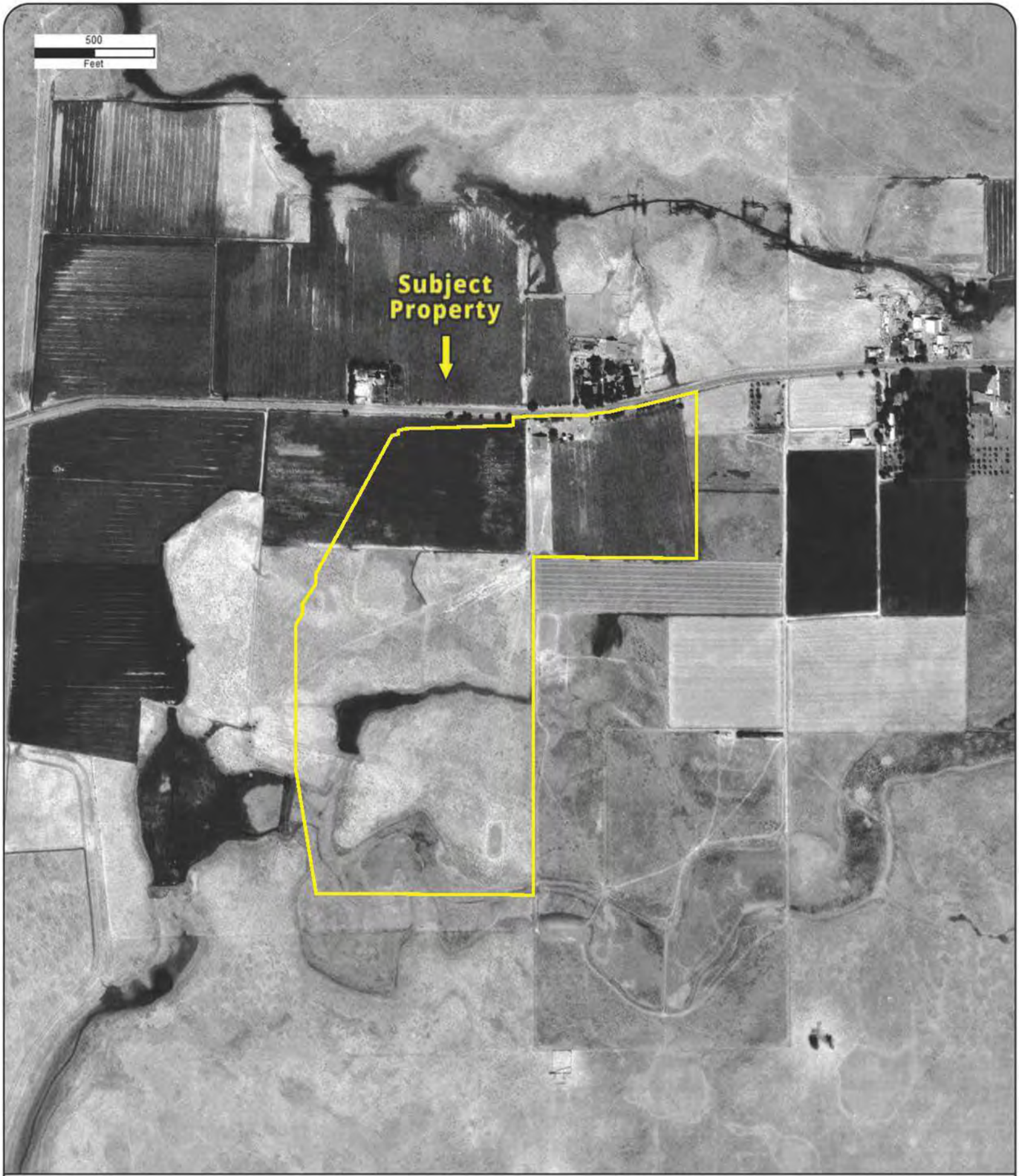


Year: 1961
Source: CAS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

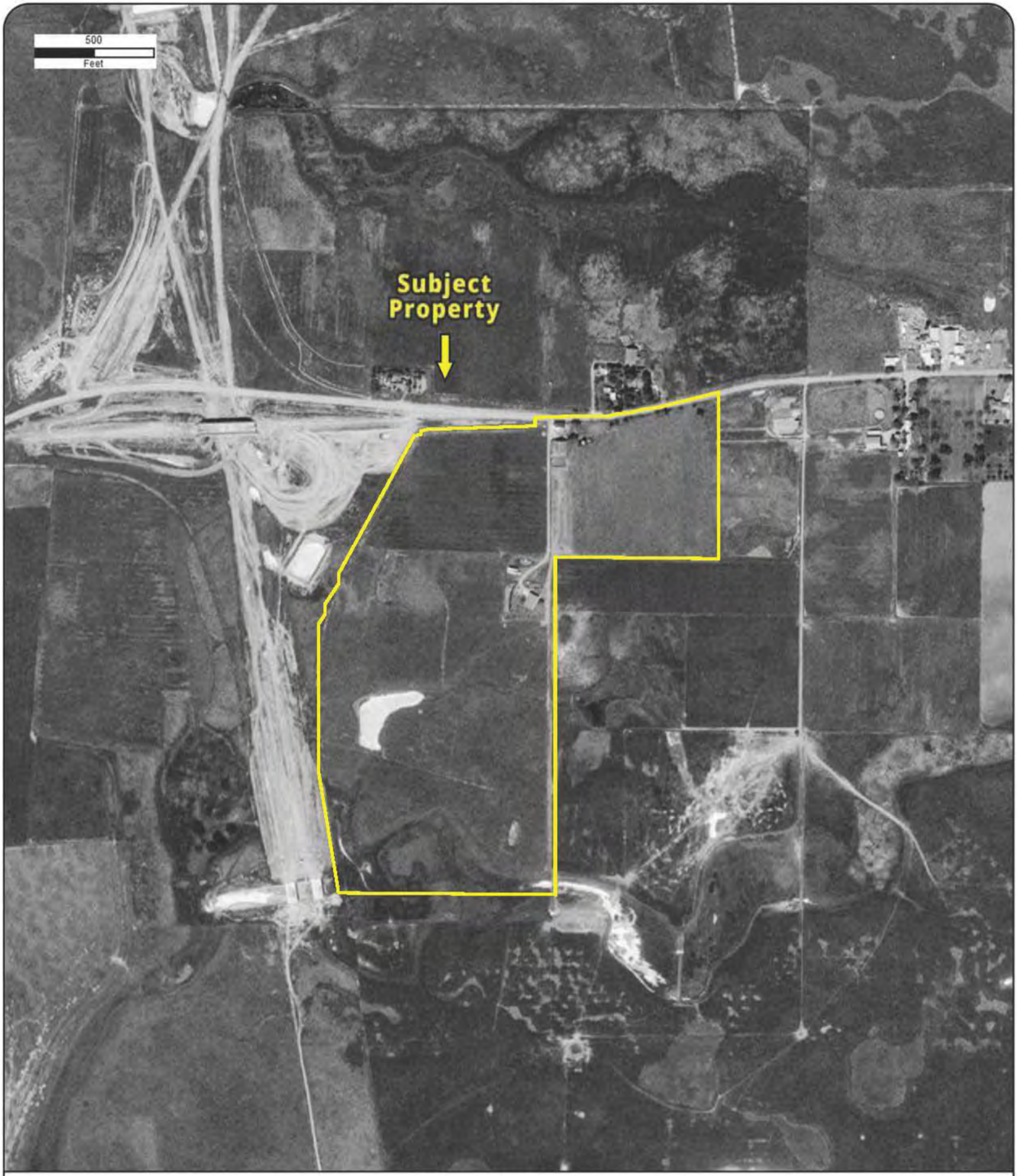


Year: 1966
Source: USGS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

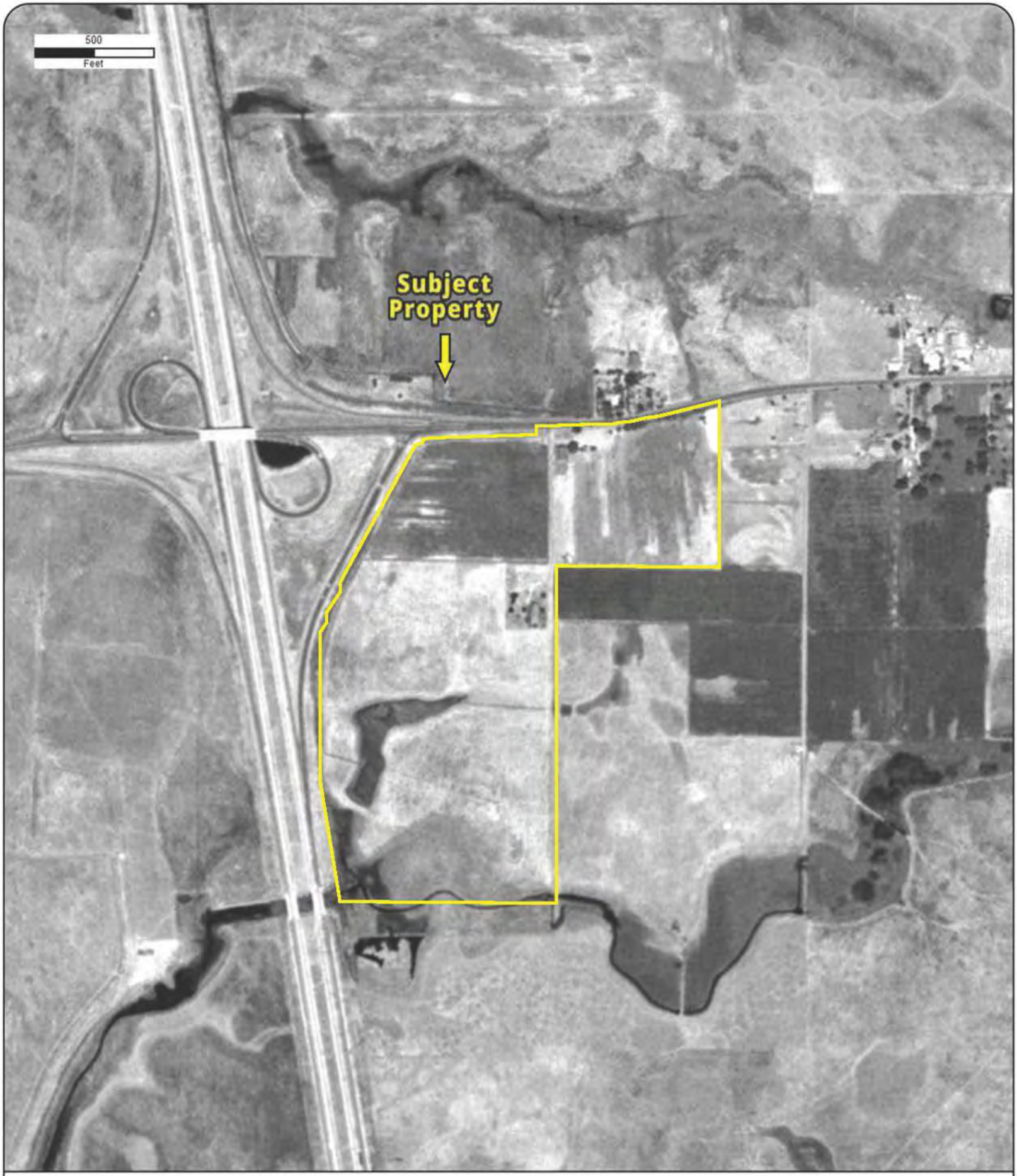


Year: 1974
Source: USGS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

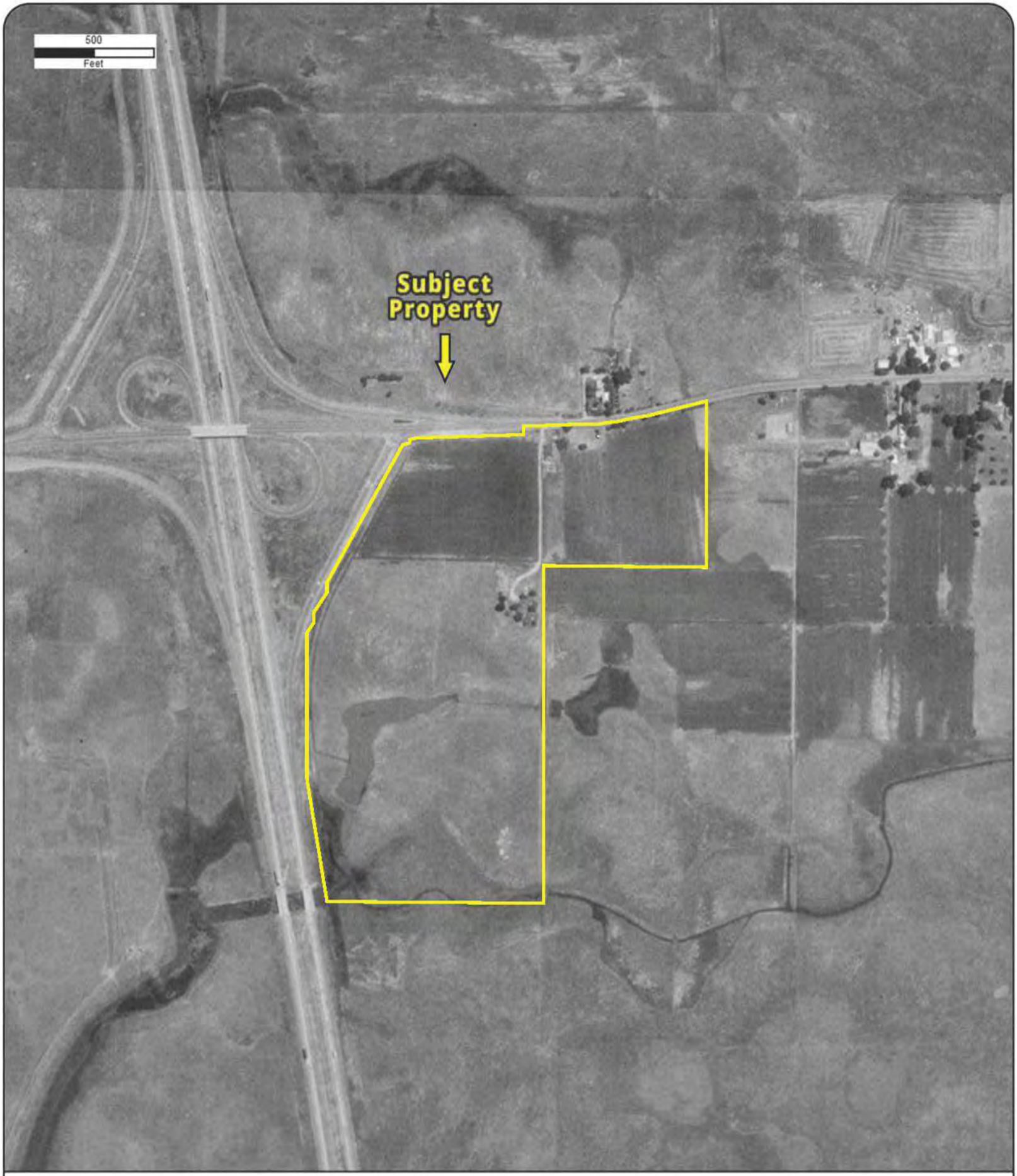


Year: 1984
Source: USGS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



Year: 1993
Source: USGS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



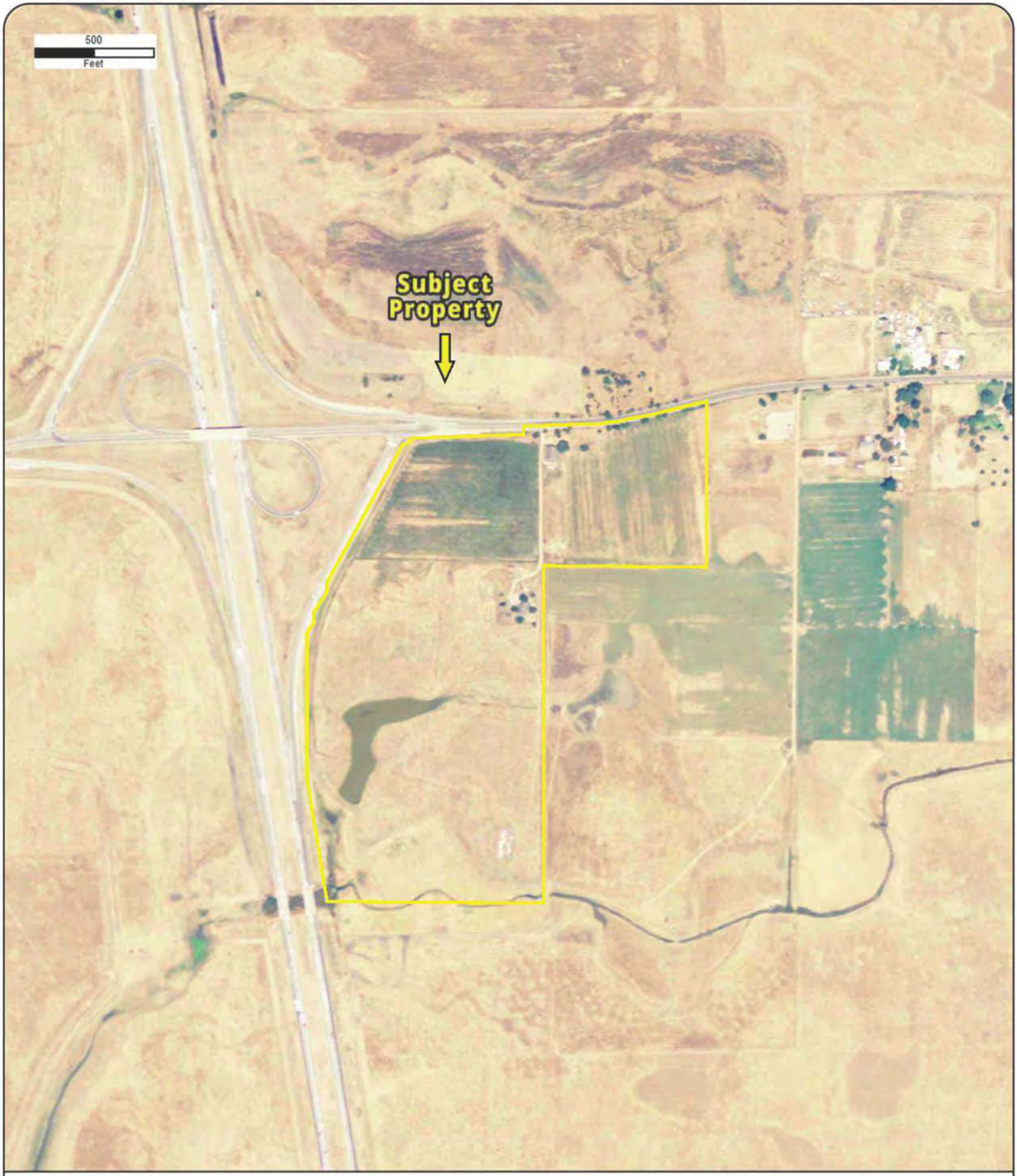
Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

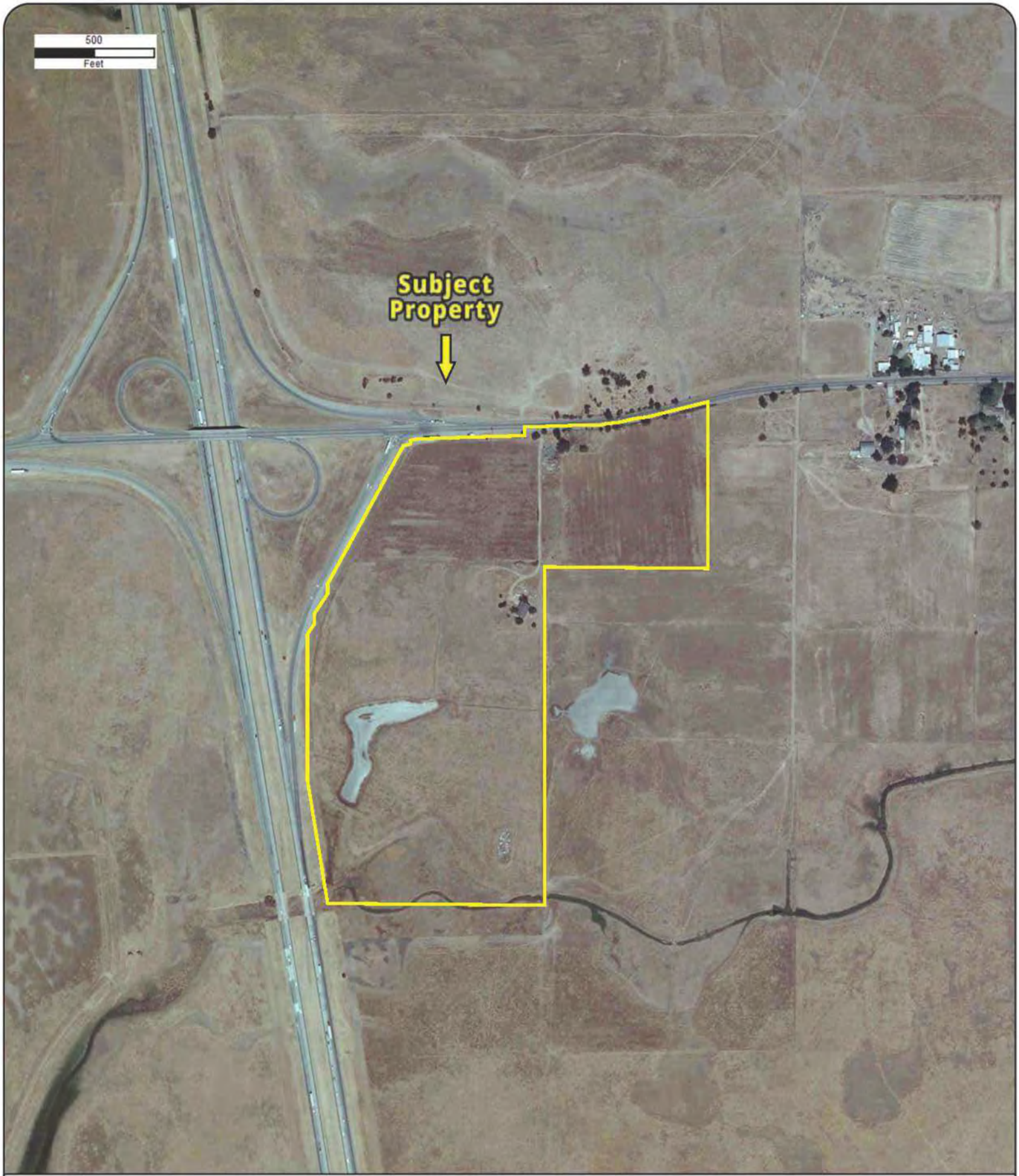


Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

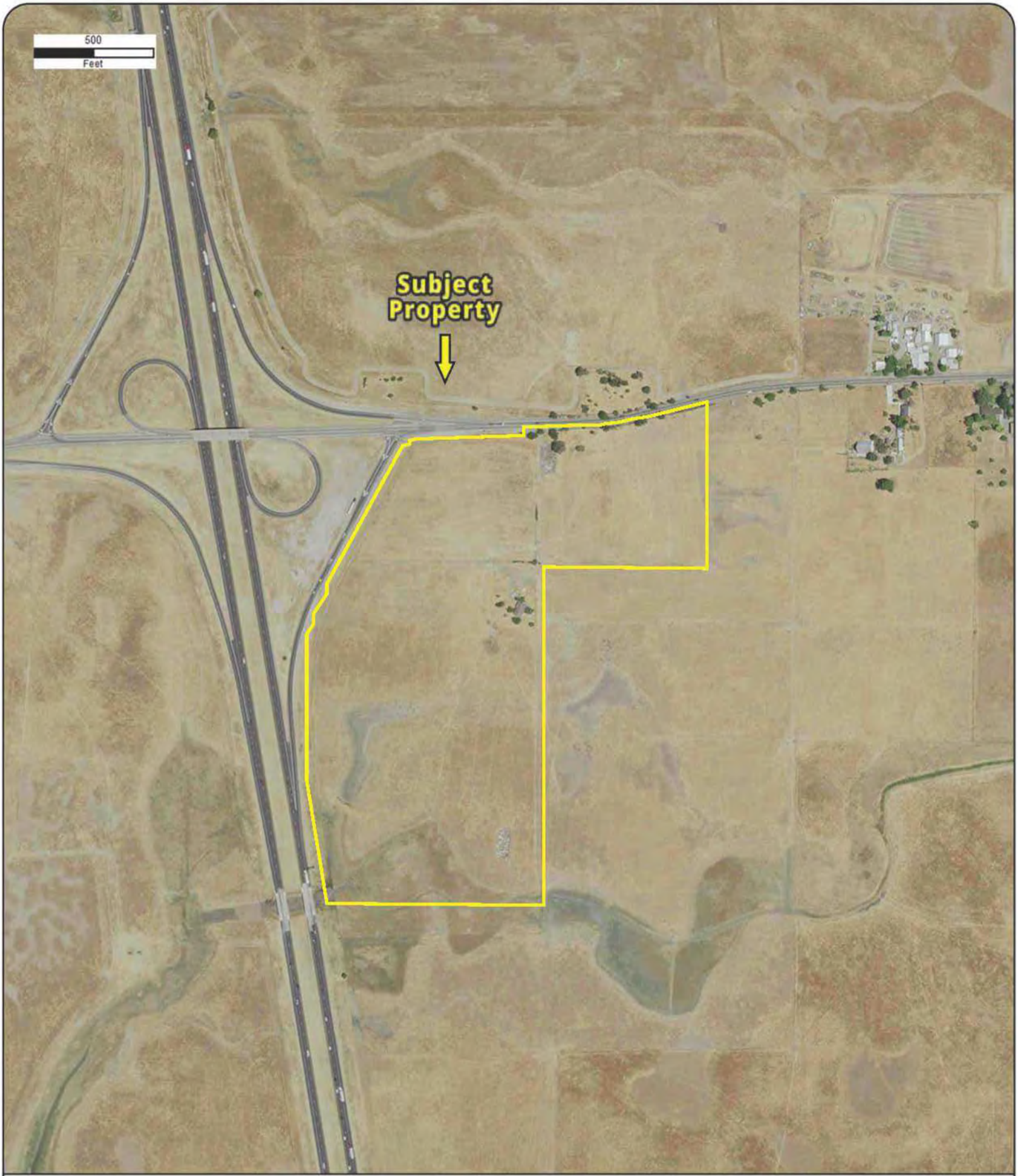


Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

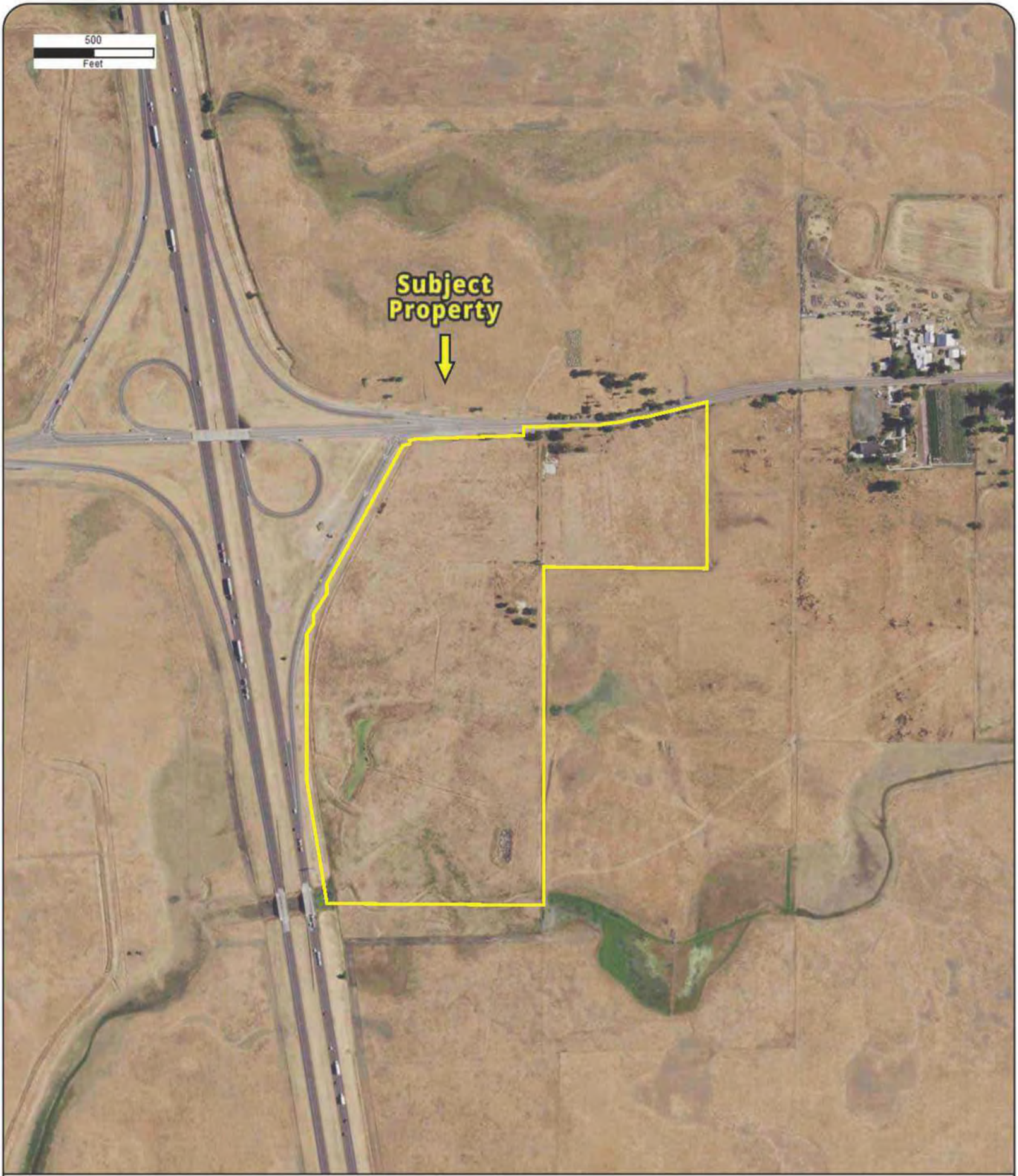


Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

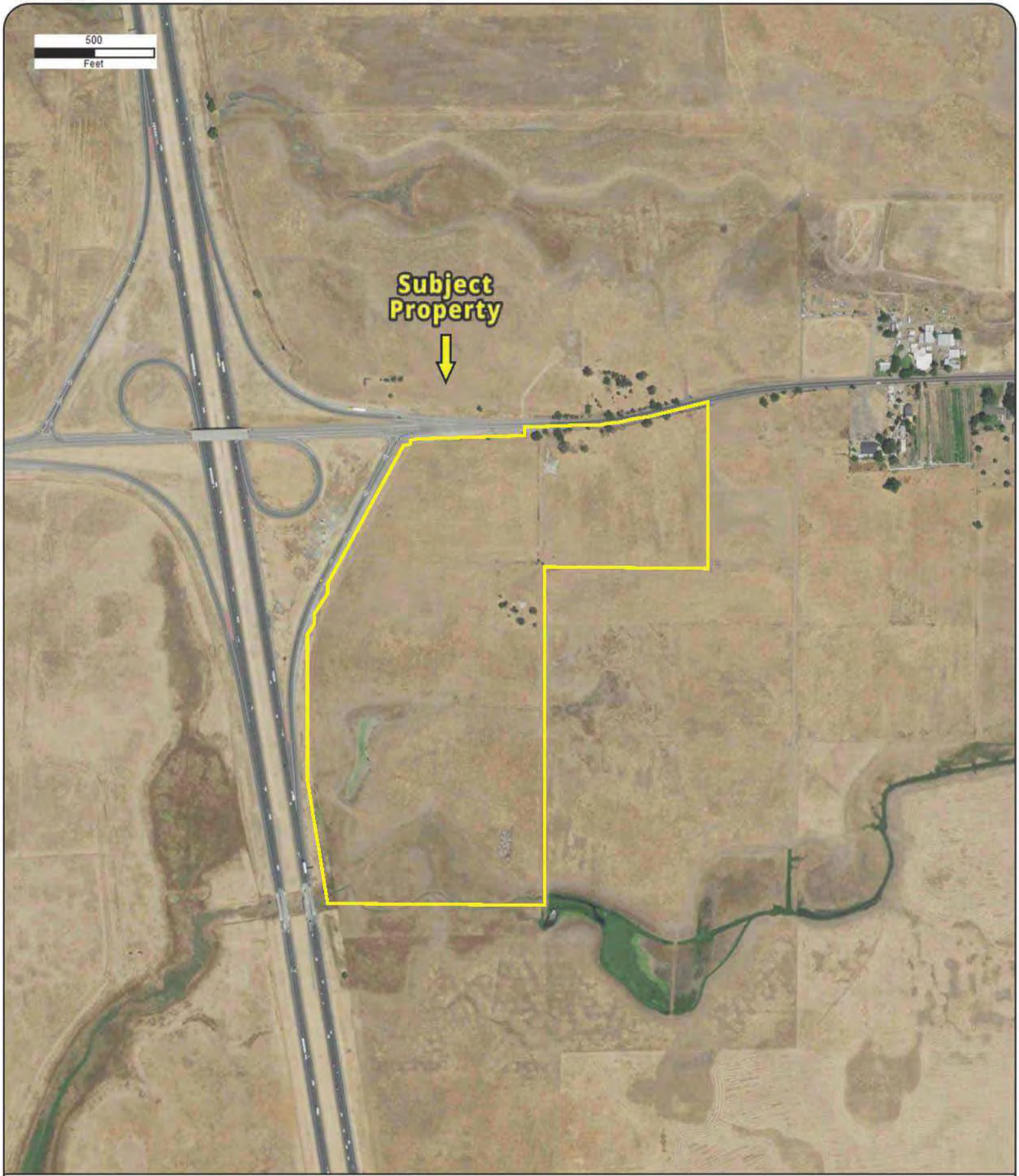


Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



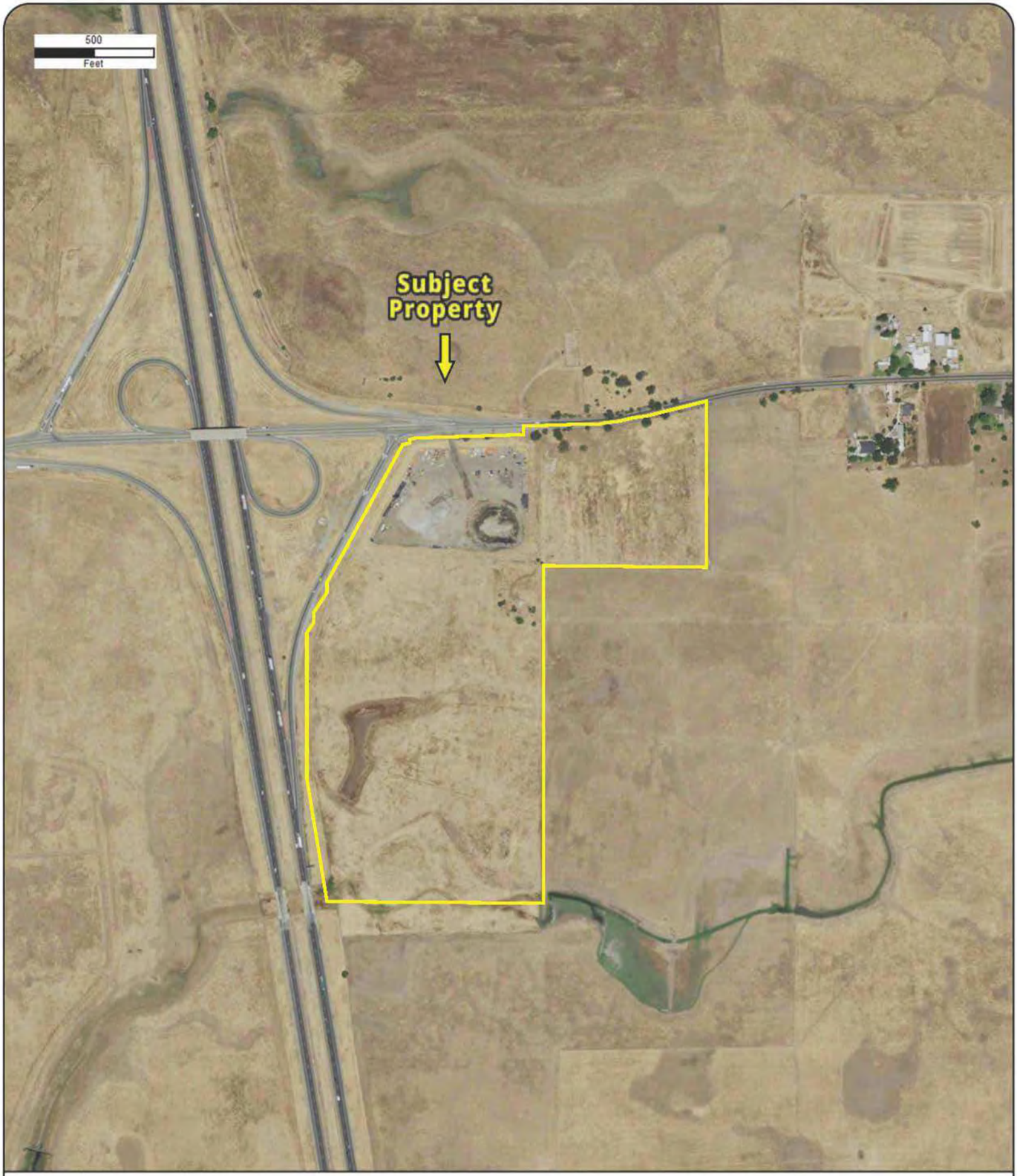
Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

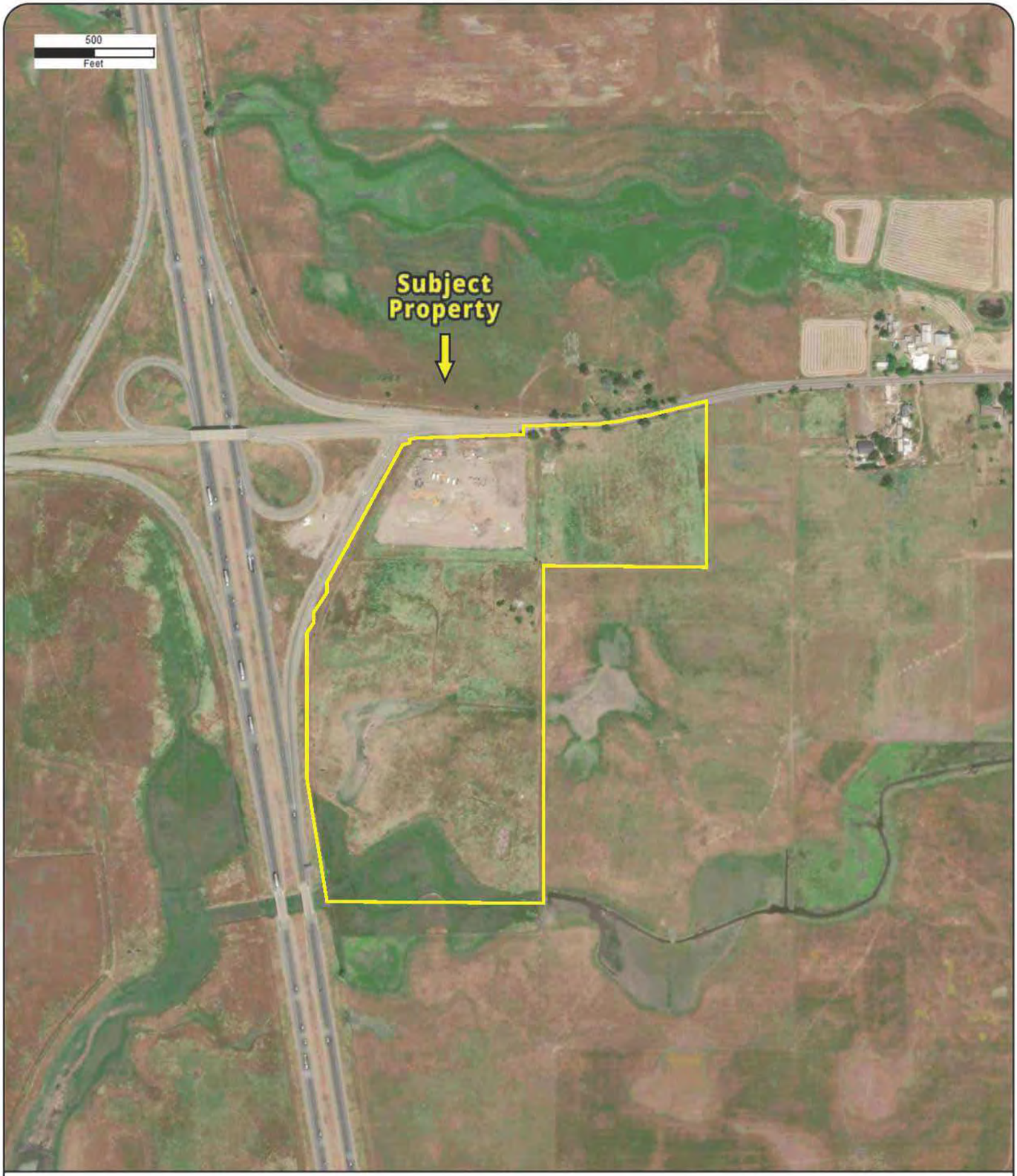


Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER



Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA
Approx Center: -121.47304197,38.37294534

Order No: 23103100749

PARTNER

ERIS

FIRE INSURANCE MAPS

Project Property:	Three Greenfield Development Parcels Hood Franklin Road & Kammerer Road ELK GROVE CA 95757
Project No:	23-424322.1
Requested By:	Partner Engineering and Science, Inc.
Order No:	23103100749
Date Completed:	November 01, 2023

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

ERIS

CITY DIRECTORY

Project Property:	*Three Greenfield Development Parcels* *Hood Franklin Road & Kammerer Road* *ELK GROVE,CA 95757*
Project No:	*23-424322.1*
Requested By:	*Partner Engineering and Science, Inc.*
Order No:	*23103100749*
Date Completed:	*November 06, 2023*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

November 06, 2023
RE: CITY DIRECTORY RESEARCH
Hood Franklin Road & Kammerer Road
ELK GROVE,CA 95757

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
ALL of Hood Franklin Rd
Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1995	HAINES	
1990	HAINES	
1985	HAINES	
1980	HAINES	
1976	HAINES	
1970	HAINES	
1967	PACIFIC TELEPHONE	

2022 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624	**STONE LAKES NATL WILDLIFE RFG...**	*ASSOCIATIONS*
1624	**STONE LAKES NATL WILDLIFE RFG...**	*PARKS*
1624	**US FISH & WILDLIFE DEPT...**	*FEDERAL GOVERNMENT-CONSERVATION DEPTS*
1624	**US FISH WILDLIFE DEPT...**	*GOVERNMENT OFFICES-US*
1624	**US FISH WILDLIFE DEPT...**	*STATE GOVERNMENTCONSERVATION DEPTS*
2322	**WILLIAM VICE...**	*RESIDENTIAL*
3206	**ROUGE WINERY...**	*WINERIES (MFRS)*
3307	**TOBY JOHNSON...**	*RESIDENTIAL*
3311	**WILLIAM HUDLER JR...**	*RESIDENTIAL*
3460	**JEFF YUHRE...**	*RESIDENTIAL*
3550	**JORGE VACA...**	*RESIDENTIAL*
3916	**DEBBIE CAMARILLO...**	*RESIDENTIAL*
4011	**FRANKLIN CHILD DEVELOPMENT CTR...**	*CHILD CARE SERVICE*
4011	**FRANKLIN CHILD DEVELOPMENT CTR...**	*NONPROFIT ORGANIZATIONS*
4200	**NELLIE IMMOOS...**	*RESIDENTIAL*

2020 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624	**STONE LAKES NATL WILDLIFE RFG...**	*PARKS*
1624	**STONE LAKES NATL WILDLIFE RFG...**	*ASSOCIATIONS*
1624	**US FISH WILDLIFE DEPT...**	*STATE GOVERNMENTCONSERVATION DEPTS*
1624	**US FISH WILDLIFE DEPT...**	*GOVERNMENT OFFICES-US*
1624	**US FISH & WILDLIFE DEPT...**	*FEDERAL GOVERNMENT-CONSERVATION DEPTS*
2322	**WILLIAM VICE...**	*RESIDENTIAL*
3206	**ROUGE WINERY...**	*WINERIES (MFRS)*
3307	**CHARLES JOHNSON...**	*RESIDENTIAL*
3311	**WILLIAM HUDLER JR...**	*RESIDENTIAL*
3460	**DARLENE YUHRE...**	*RESIDENTIAL*
3460	**RICHARD YUHRE...**	*RESIDENTIAL*
3916	**DEBBIE CAMARILLO...**	*RESIDENTIAL*
4011	**FRANKLIN CHILD DEVELOPMENT CTR...**	*NONPROFIT ORGANIZATIONS*
4011	**FRANKLIN CHILD DEVELOPMENT CTR...**	*CHILD CARE SERVICE*
4011	**FRANKLIN ELEMENTARY...**	*ELEMENTARY & SECONDARY SCHOOLS*
4011	**FRANKLIN ELEMENTARY SCHOOL...**	*SCHOOLSUNIVERSITIES & COLLEGES ACADEMIC*
4011	**FRANKLIN ELEMENTARY SCHOOL...**	*SCHOOLS*
4200	**NELLIE IMMOOS...**	*RESIDENTIAL*
4220	**LUCILLE CHRISTESEN...**	*RESIDENTIAL*

2016 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624 **STONE LAKES NATL WILDLIFE**...*FEDERAL GOVERNMENT CONTRACTORS*
1624 **STONE LAKES NATL WILDLIFE**...*ASSOCIATIONS*
1624 **US FISH & WILDLIFE DEPT**...*FEDERAL GOVERNMENT-CONSERVATION DEPTS*
1624 **US FISH & WILDLIFE DEPT**...*FEDERAL GOVERNMENT CONTRACTORS*
2322 **WILLIAM VICE**...*RESIDENTIAL*
3307 **CHARLES JOHNSON**...*RESIDENTIAL*
3307 **SUSAN JOHNSON**...*RESIDENTIAL*
3307 **TOBY JOHNSON**...*RESIDENTIAL*
3311 **WILLIAM HUDLER JR**...*RESIDENTIAL*
3460 **DARLENE YUHRE**...*RESIDENTIAL*
3460 **JEFF YUHRE**...*RESIDENTIAL*
3460 **RICHARD YUHRE**...*RESIDENTIAL*
3550 **SHERRI VARGAS**...*RESIDENTIAL*
3916 **DEBBIE CAMARILLO**...*RESIDENTIAL*
4011 **FRANKLIN CHILD DEVELOPMENT CTR**...*CHILD CARE SERVICE*
4011 **FRANKLIN ELEMENTARY SCHOOL**...*SCHOOLS*
4200 **NELLIE IMMOOS**...*RESIDENTIAL*
4220 **LUCILLE CHRISTESEN**...*RESIDENTIAL*
4220 **MELVIN CHRISTESEN**...*RESIDENTIAL*

2012 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624 **STONE LAKES NATL WILDLIFE**...*ASSOCIATIONS*
1624 **US FISH & WILDLIFE DEPT**...*FEDERAL GOVERNMENT-CONSERVATION DEPTS*
3206 **CELIA GREBER**...*RESIDENTIAL*
3307 **CHARLES JOHNSON**...*RESIDENTIAL*
3307 **MATTHEW JOHNSON**...*RESIDENTIAL*
3307 **SUSAN JOHNSON**...*RESIDENTIAL*
3460 **DARLENE YUHRE**...*RESIDENTIAL*
3460 **JEFFERY YUHRE**...*RESIDENTIAL*
3460 **JOHN YUHRE**...*RESIDENTIAL*
3460 **RICHARD YUHRE**...*RESIDENTIAL*
4011 **FRANKLIN CHILD DEVELOPMENT CTR**...*CHILD CARE SERVICE*
4011 **FRANKLIN ELEMENTARY SCHOOL**...*SCHOOLS*
4200 **NELLIE IMMOOS**...*RESIDENTIAL*
4220 **LUCILLE CHRISTESEN**...*RESIDENTIAL*
4220 **MELVIN CHRISTESEN**...*RESIDENTIAL*

2008 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624 **STONE LKES NAT WILDLIFE REFUGE**...*NATIONAL WILDLIFE REFUGE*
1624 **US FISH & WILDLIFE DEPT**...*ENVIRMTL QLTY/HOUSING*
3206 **JOHN GREBER**...*RESIDENTIAL*
3206 **JOHN GREBER FARM**...*BEEF CATTLE-EXCEPT FEEDLOT HOG FARM OR FEEDLOT*
3307 **TOBY JOHNSON**...*RESIDENTIAL*
3460 **JEFF YUHRE**...*RESIDENTIAL*
3460 **RICHARD YUHRE**...*RESIDENTIAL*
4011 **CHILD DEVELOPMENT CTR**...*CHILD CARE SERVICE*
4011 **FRANKLIN CHILD DEVELOPMENT CTR**...*CHILD DAY CARE SVS*
4011 **FRANKLIN ELEMENTARY SCHOOL**...*SCHOOLS*
4011 **FRANKLIN ELEMENTARY SCHOOL**...*ELEMENT, SECON SCHL*
4200 **WALTER IMMOOS**...*RESIDENTIAL*
4220 **MELVIN CHRISTESEN**...*RESIDENTIAL*

2003 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

1624 **KARTAR & RICHARD SAMRA**...*RESIDENTIAL*
1624 **US FISH & WILDLIFE DEPT**...*WILDLIFE CONSERVATION AGENCIES*
3206 **JOHN GREBER**...*RESIDENTIAL*
3307 **TOBY JOHNSON**...*RESIDENTIAL*
3460 **RICHARD YUHRE**...*RESIDENTIAL*
4011 **CHILD DEVELOPMENT CTR**
4011 **FRANKLIN ELEMENTARY SCHOOL**...*PUBLIC ELEMENTARY AND SECONDARY SCHOOLS*
4109 **FRANK MCDOWELL**...*RESIDENTIAL*
4200 **WALTER IMMOOS**...*RESIDENTIAL*
4220 **MELVIN CHRISTESEN**...*RESIDENTIAL*

2000 HOOD FRANKLIN RD

SOURCE: DIGITAL BUSINESS DIRECTORY

3206	**GREBER JOHN**...*RESIDENTIAL*
3307	**JOHNSON JEFFREY R**...*RESIDENTIAL*
3307	**JOHNSON MATT**...*RESIDENTIAL*
3307	**JOHNSON TOBY**...*RESIDENTIAL*
3460	**YUHRE RICHARD**...*RESIDENTIAL*
3550	**ADAMS M P**...*RESIDENTIAL*
4109	**MCDOWELL FRANK**...*RESIDENTIAL*
4200	**IMMOOS WALTER**...*RESIDENTIAL*
4220	**CHRISTESEN MELVIN**...*RESIDENTIAL*

1995 HOOD FRANKLIN RD

SOURCE: HAINES

3100	**XXXX**
3206	**GREBER JOHN**
3307	**JOHNSON JEFFREY R**
3307	**JOHNSON MATT**
3307	**JOHNSON THAD**
3307	**JOHNSON TOBY**
3460	**YUHRE RICHARD**
3550	**XXXX**
3916	**XXXX**
4011	**ELK GRV SC FRANKLIN**
4109	**MCDOWELL FRANK**
4200	**IMMOOS WALTER**
4220	**CHRISTESEN MELVIN**

1990 HOOD FRANKLIN RD

SOURCE: HAINES

3015	OLIVER CAROL
3015	OLIVER THOMAS
3100	XXXX
3206	GREBER JOHN
3307	JOHNSON MATT
3307	JOHNSON THAD
3307	JOHNSON TOBY
3460	YUHRE RICHARD
3550	XXXX
3916	CAMARILLO SANTRY SV
4011	ELK GRV SC FRANKLIN
4109	MCDOWELL FRANK
4200	IMMOOS WALTER
4220	CHRISTESEN MELVIN

1985 HOOD FRANKLIN RD

SOURCE: HAINES

0	CHRISTESEN MELVIN
0	CAMARILLO WSTE RMVL
3016	TRETHEWEY DON
3100	XXXX
3206	GREBER JOHN
3307	JOHNSON TOBY
3460	YUHRE JEFF
3460	YUHRE RICHARD
3550	ADAMS LINDELL
4109	REIS CLINT
4200	IMMOOS WALTER
10470	CAMARILLO DONALD

1980 HOOD FRANKLIN RD

SOURCE: HAINES

0	CAMARILLO DONALD
0	CAMARILLO SANTRY SV
0	CHRISTESEN MELVIN
3015	SNOW GLENN
3100	XXXX
3206	GREBER JOHN
3307	JOHNSON TOBY
3460	YUHRE RICHARD
3550	ADAMS LINDELL
4200	IMMOOS WALTER

1976 HOOD FRANKLIN RD

SOURCE: HAINES

STREET NOT LISTED

1970 HOOD FRANKLIN RD

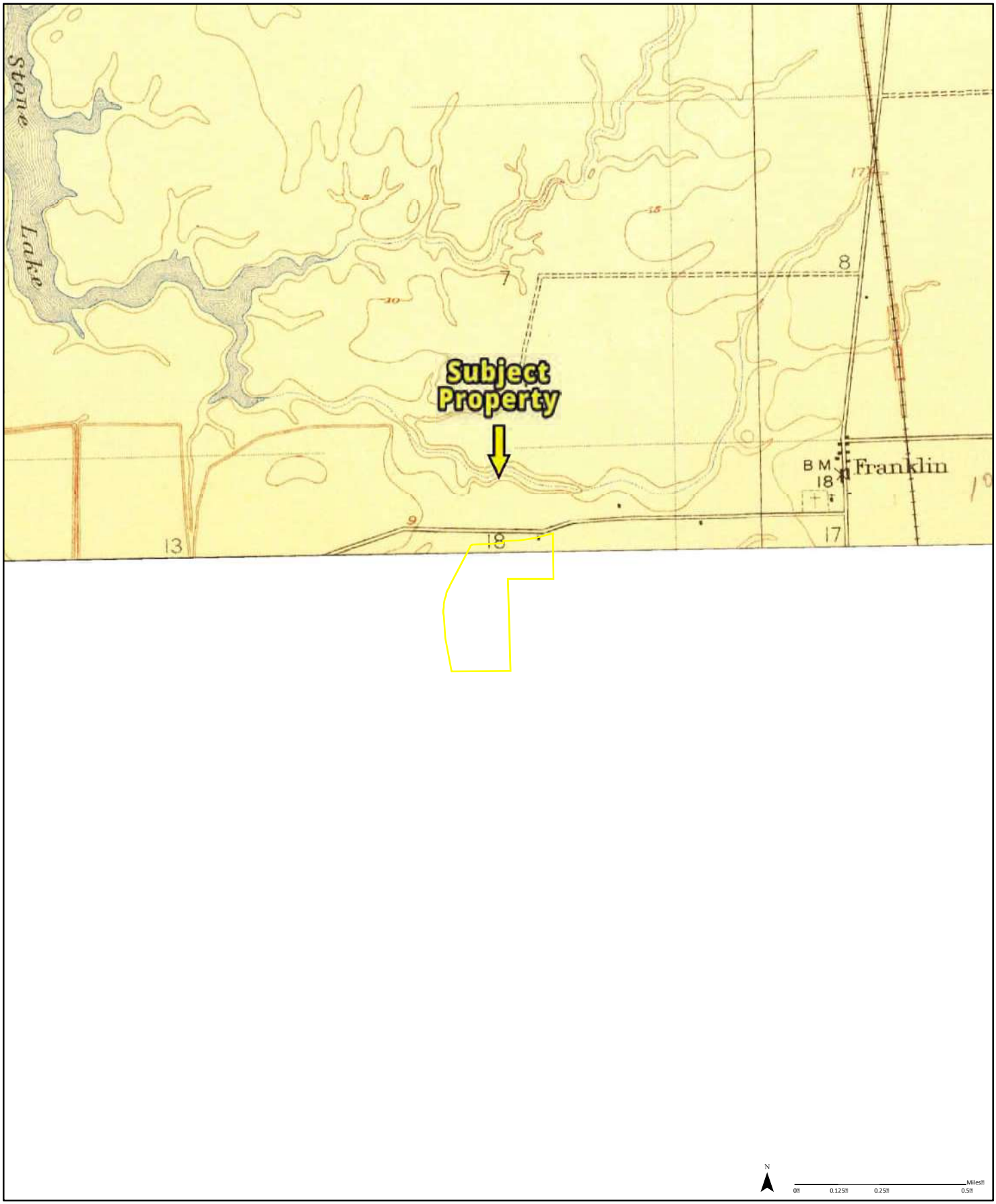
SOURCE: HAINES

STREET NOT LISTED

1967 HOOD FRANKLIN RD

SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED



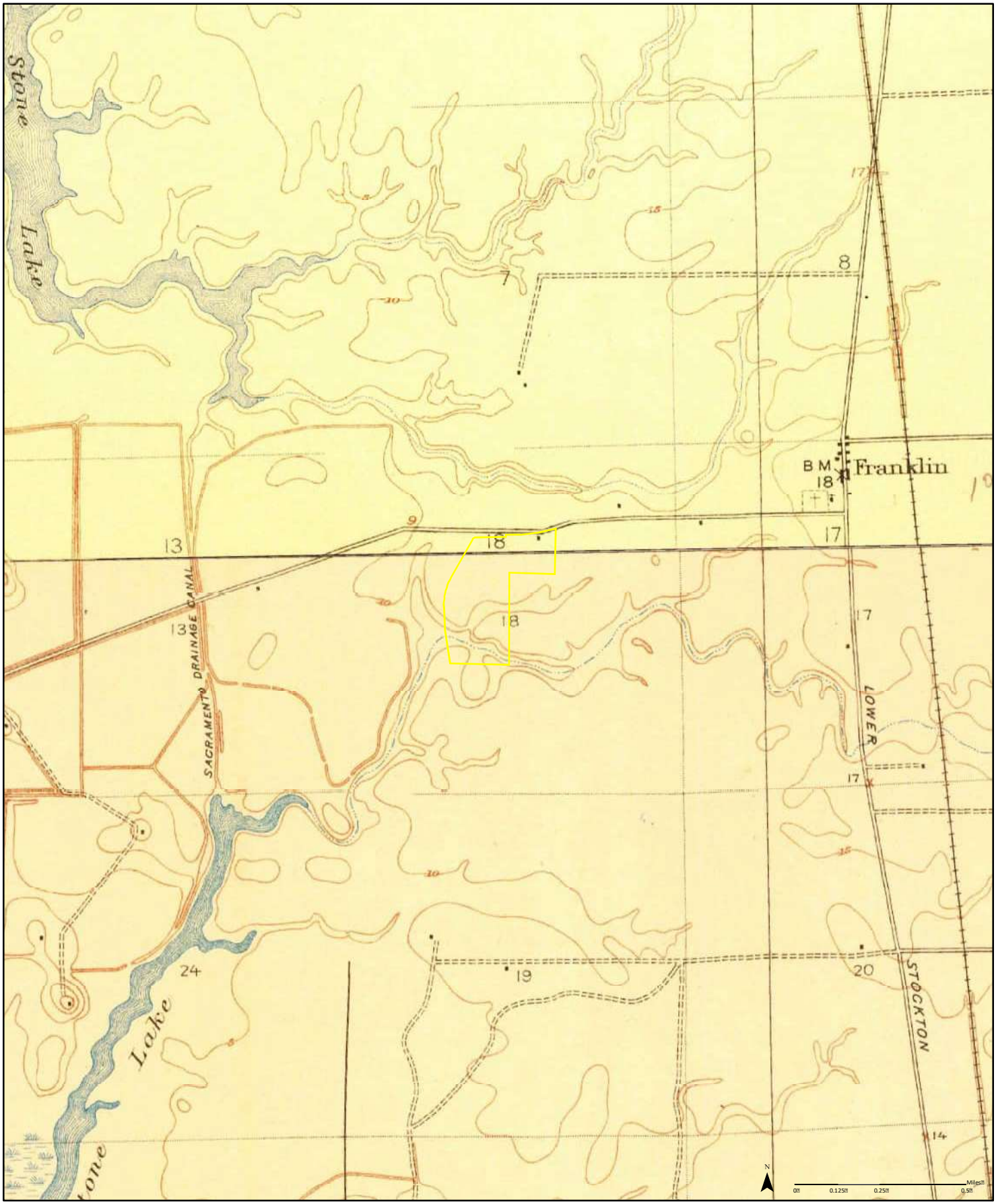
1909

Quadrangle(s): Florin, CA

Order No. 23103100749

Source: USGS 7.5 Minute Topographic Map

PARTNER



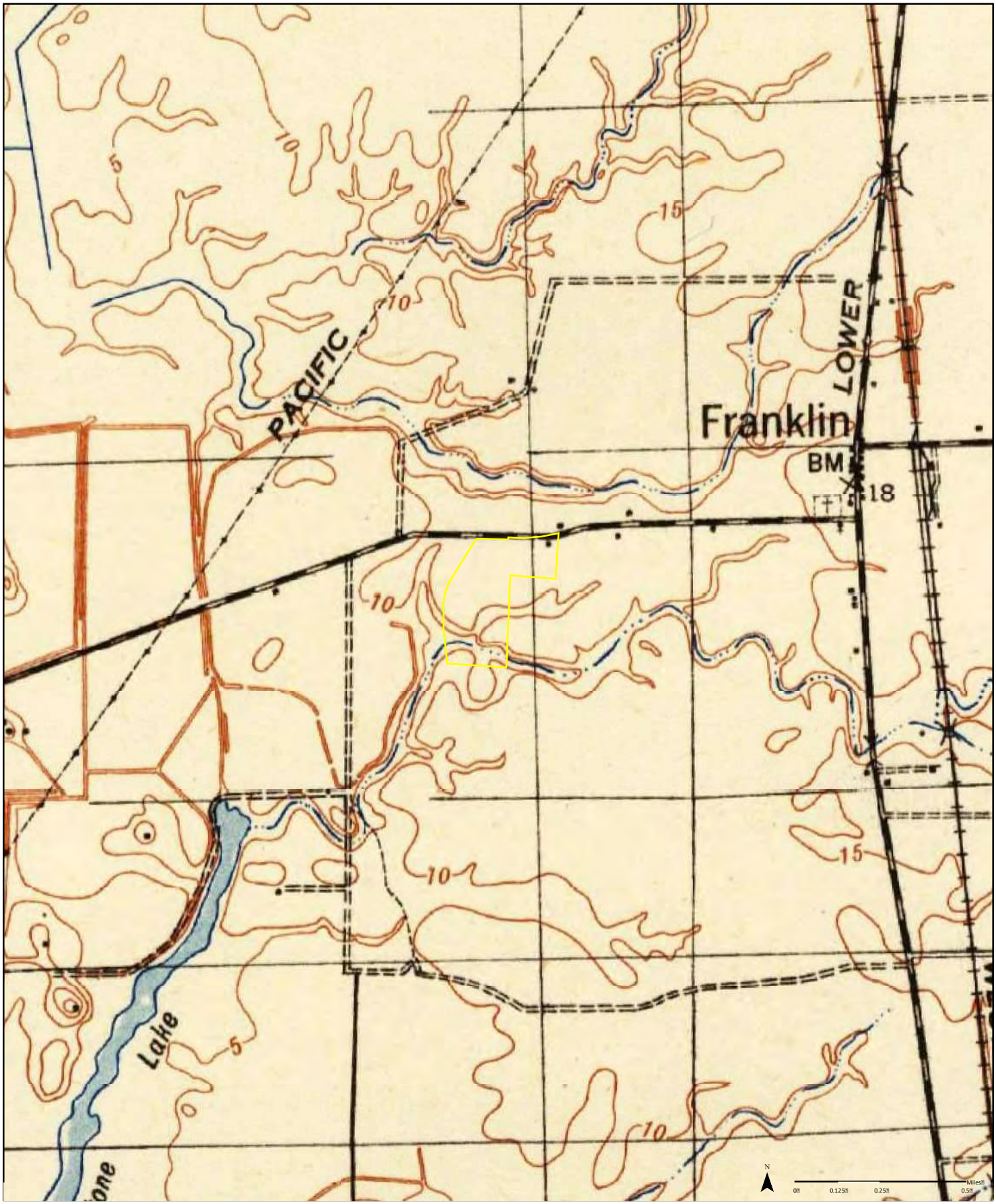
1910

Quadrangle(s): Bruceville, CA
Florin, CA

Order No. 23103100749

Source: USGS 7.5 Minute Topographic Map

PARTNER



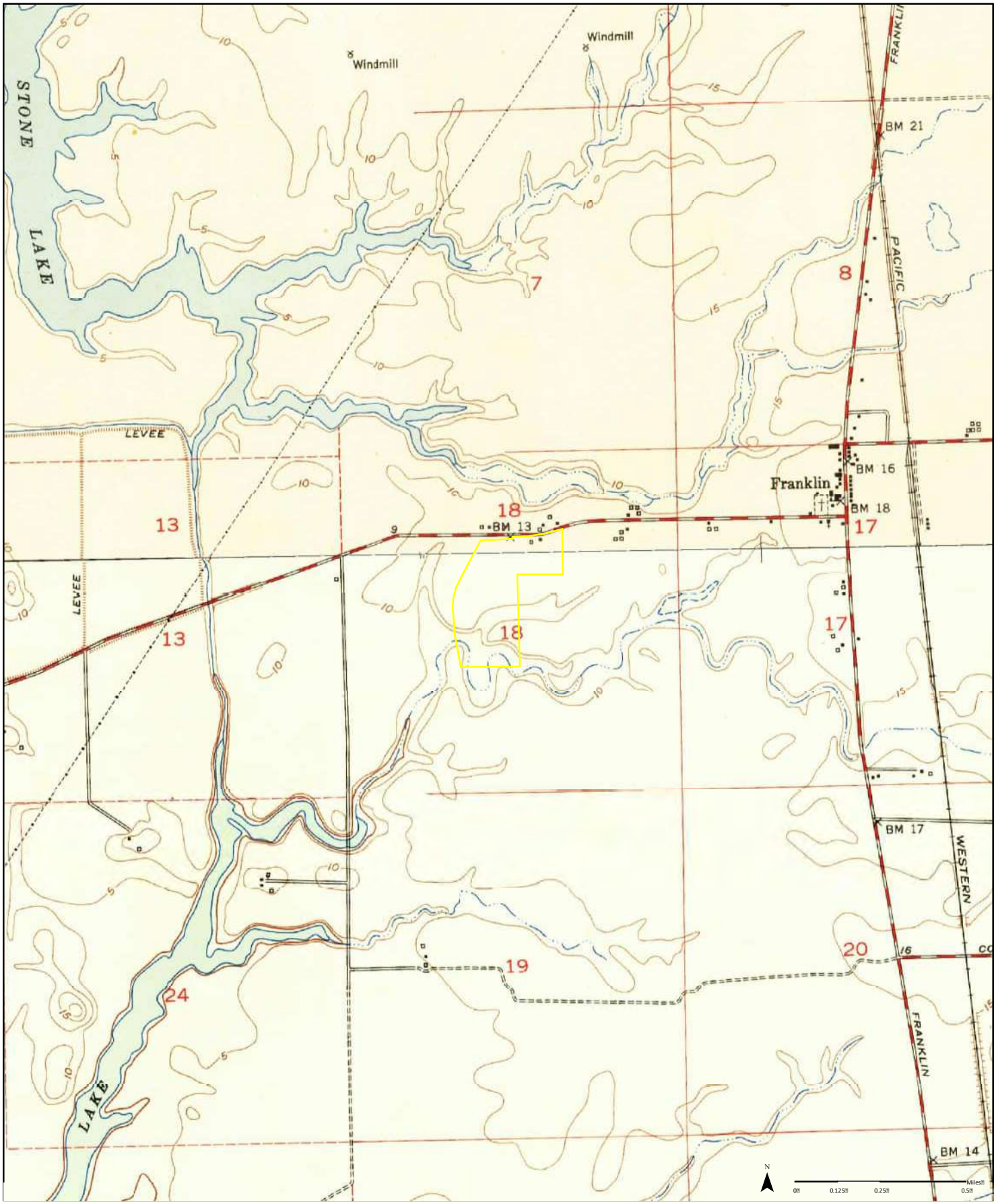
1941 *(1-1941)*
Aerial Photo Year: 1939

Quadrangle(s): Franklin, CA(1-1941)

Order No. 23103100749

Source: USGS 15 Minute Topographic Map

PARTNER



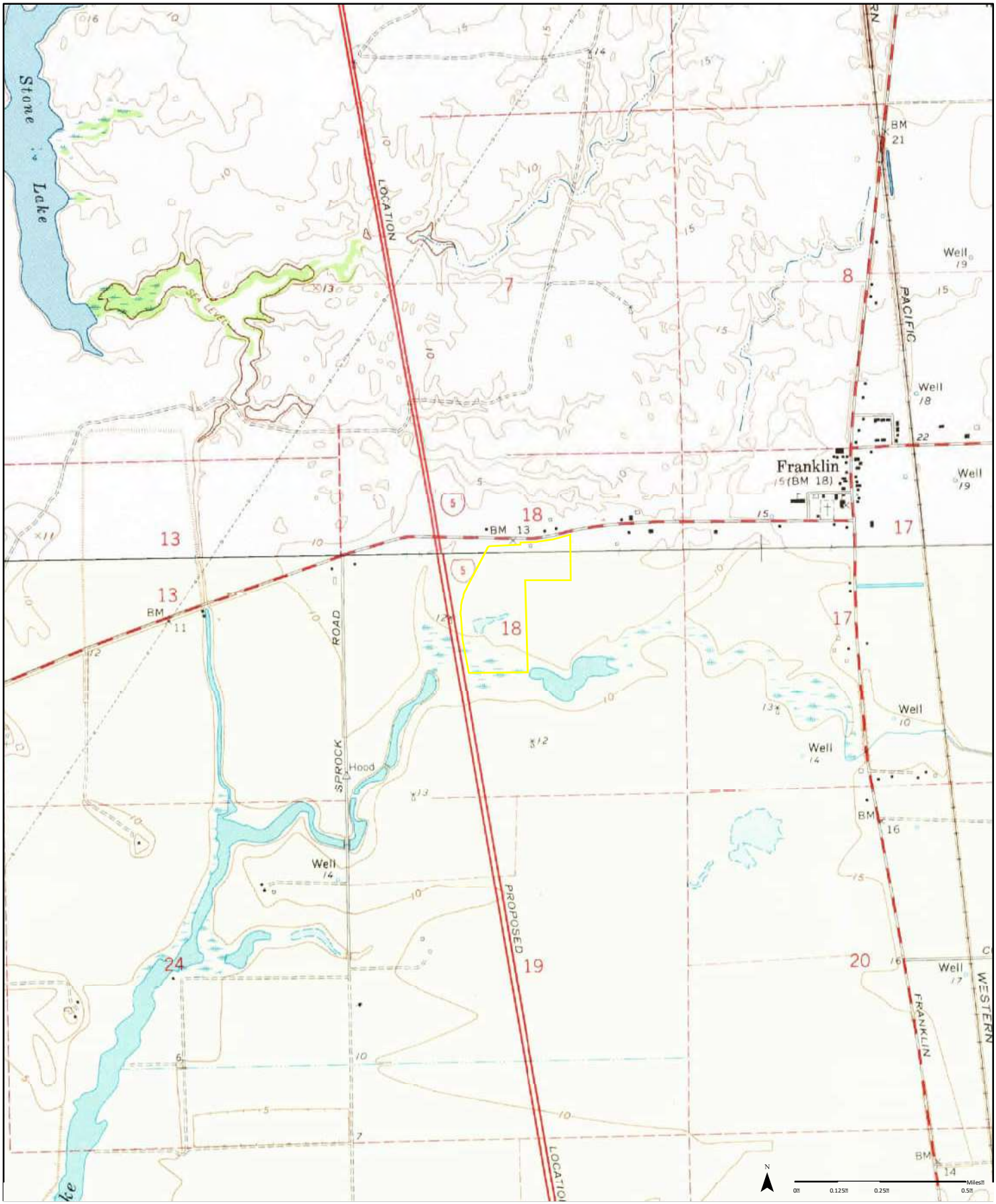
1953 *(1-1953)* *Aerial Photo Year: 1949* *(2-1953)* *Aerial Photo Year: 1949*

Quadrangle(s): Bruceville, CA(1-1953)
Florin, CA(2-1953)

Order No. 23103100749

Source: USGS 7.5 Minute Topographic Map

PARTNER



1968

(1-1968) *Aerial Photo Year: 1968*
Photo Revision Year: 1968

(2-1968) *Aerial Photo Year: 1966*

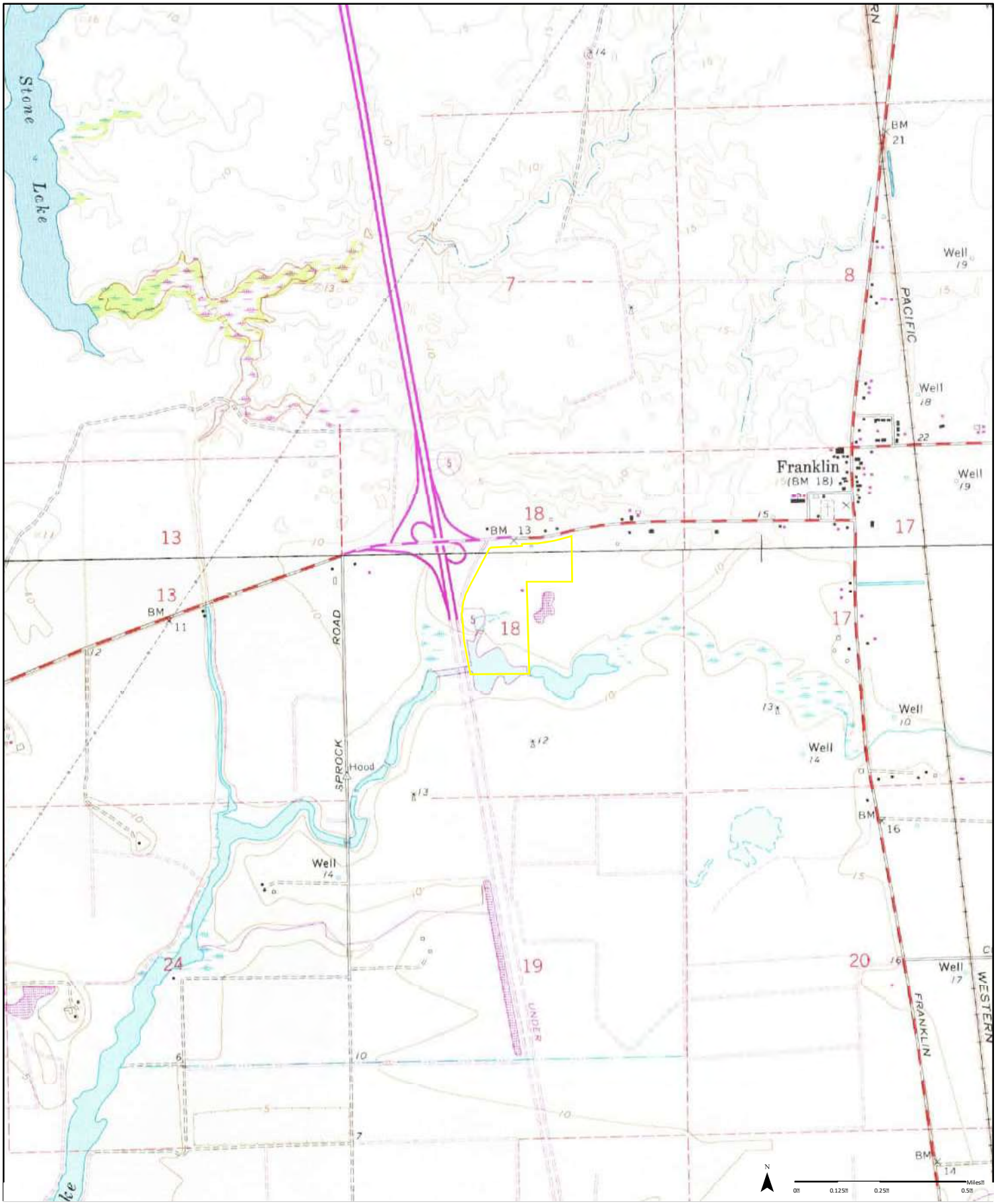
(3-1968) *Aerial Photo Year: 1967*

Quadrangle(s): Florin, CA(2-1968)
Bruceville, CA(3-1968)
Courtland, CA(1-1968)

Source: USGS 7.5 Minute Topographic Map

Order No. 23103100749

PARTNER



1975

(1-1975) *Aerial Photo Year: 1975* *Photo Revision Year: 1975*

(2-1975) *Aerial Photo Year: 1975* *Photo Revision Year: 1975*

(3-1968) *Aerial Photo Year: 1968* *Photo Revision Year: 1968*

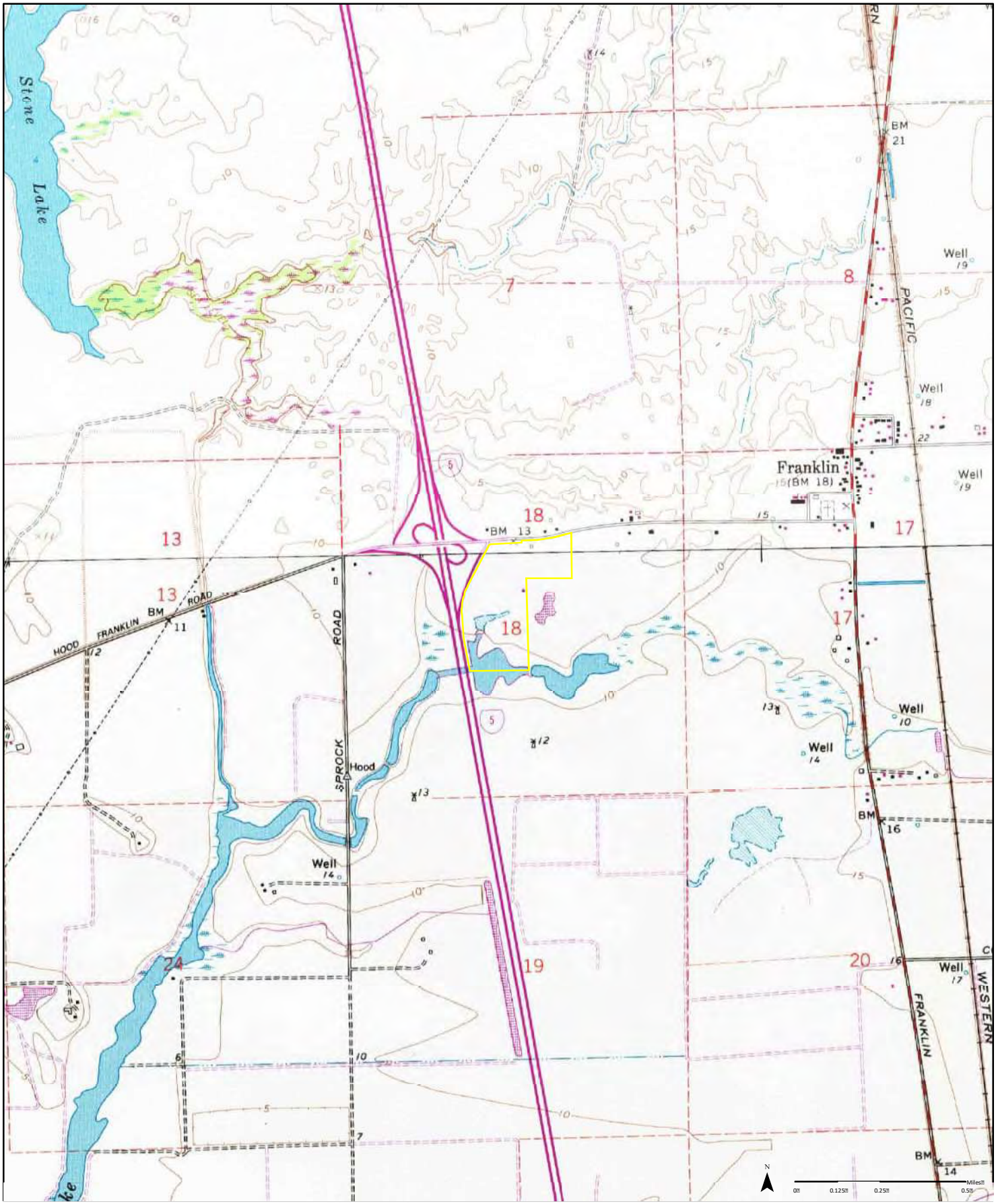
(4-1975) *Aerial Photo Year: 1975* *Photo Revision Year: 1975*

Quadrangle(s): Bruceville, CA(1-1975)
Florin, CA(4-1975)
Clarksburg, CA(2-1975)

Source: USGS 7.5 Minute Topographic Map

Order No. 23103100749

PARTNER



1980

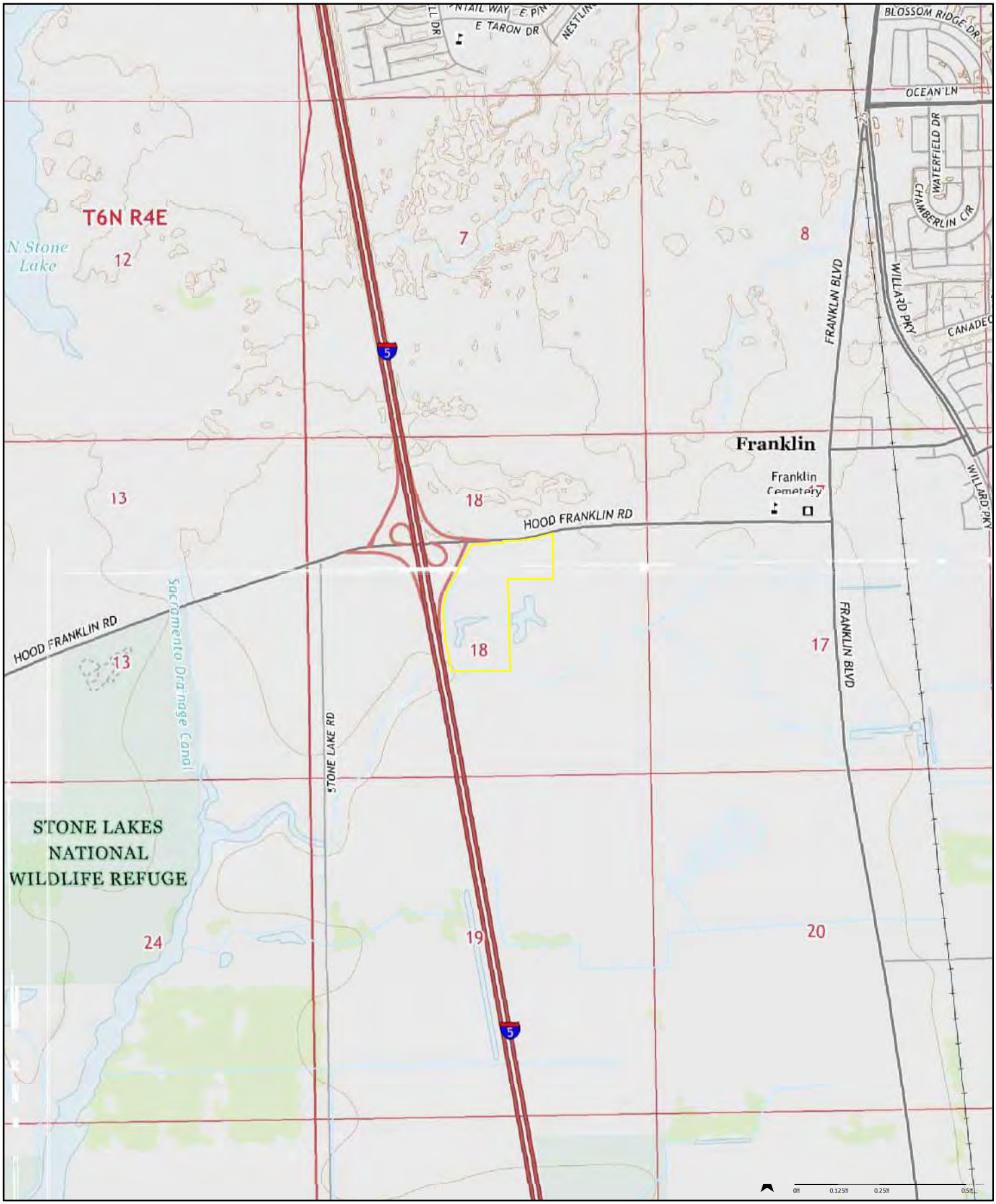
(1-1980)	(2-1980)	(3-1968)	(4-1980)
Aerial Photo Year: 1978	*Aerial Photo Year: 1978*	*Aerial Photo Year: 1968*	*Aerial Photo Year: 1978*
Photo Revision Year: 1980	*Photo Revision Year: 1980*	*Photo Revision Year: 1968*	*Photo Revision Year: 1980*

Quadrangle(s): Bruceville, CA(1-1980)
Florin, CA(2-1980)
Courtland, CA(3-1968)

Order No. 23103100749

Source: USGS 7.5 Minute Topographic Map

PARTNER



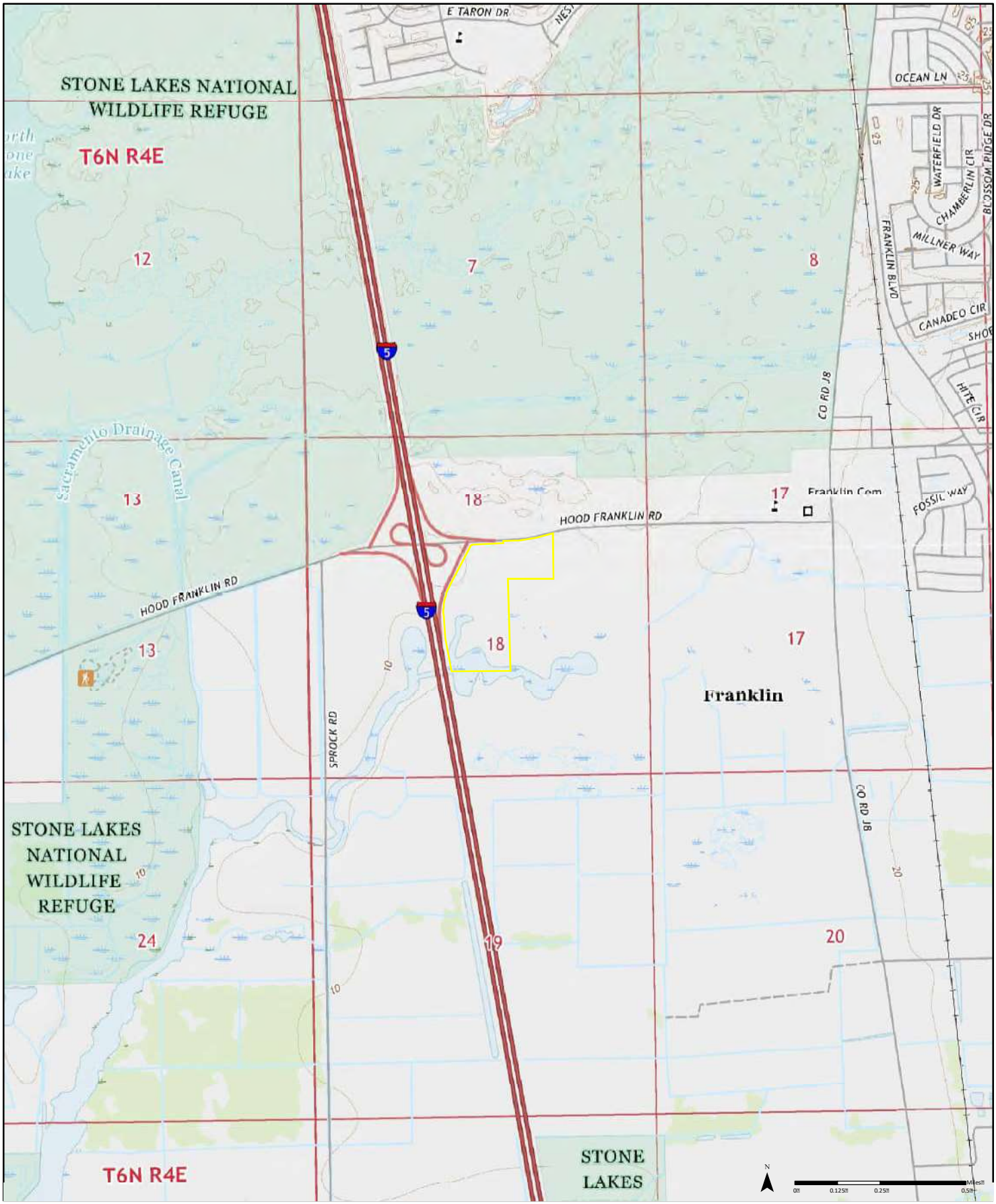
2015

Quadrangle(s): Bruceville, CA
Florin, CA
Clarksburg, CA

Order No. 23103100749

Source: USGS 7.5 Minute Topographic Map

PARTNER



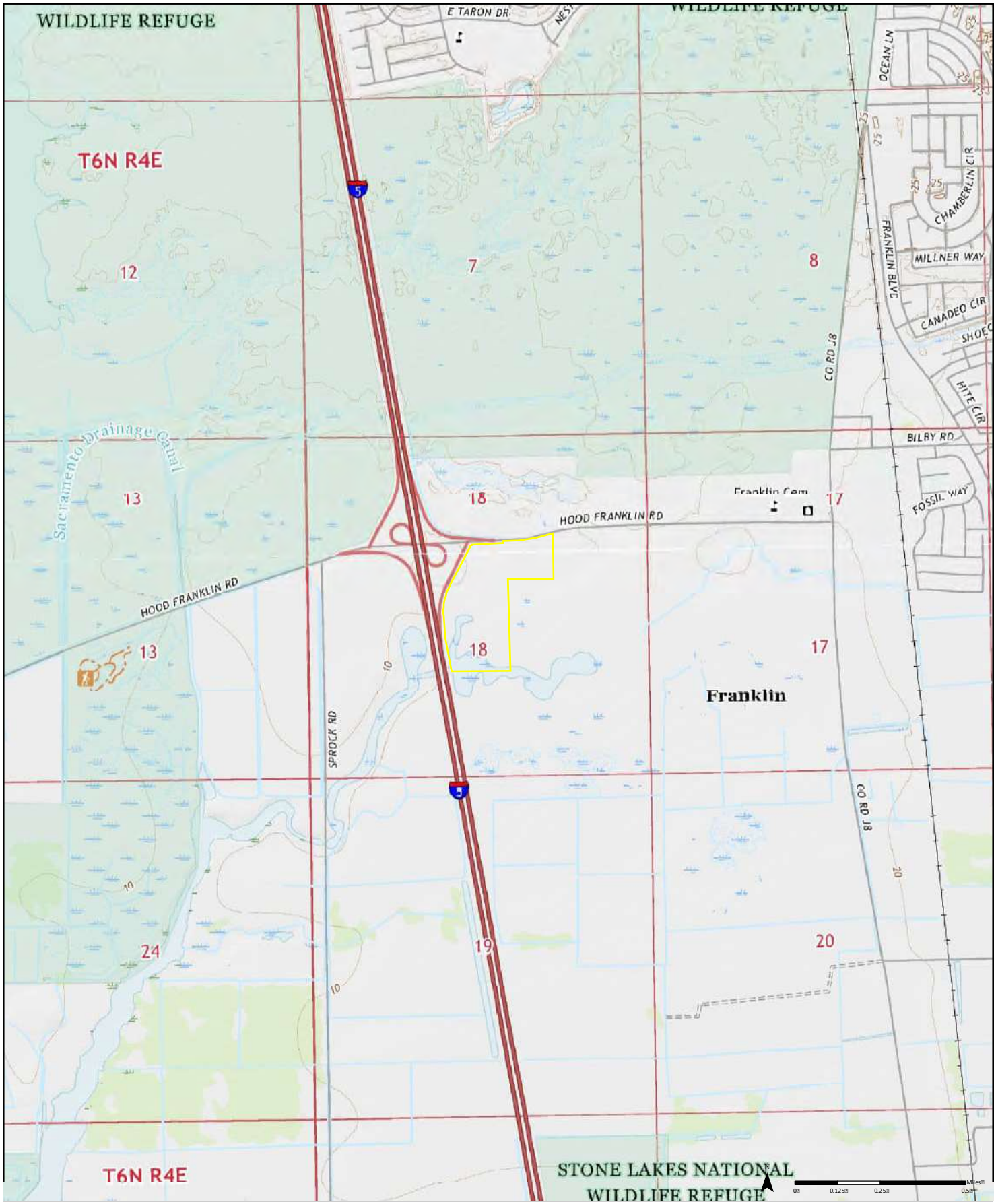
2018

Quadrangle(s): Florin, CA
Bruceville, CA
Courtland, CA

Source: USGS 7.5 Minute Topographic Map

Order No. 23103100749

PARTNER



2021

Quadrangle(s): Bruceville, CA
Florin, CA
Courtland, CA

Source: USGS 7.5 Minute Topographic Map

Order No. 23103100749

PARTNER

SACRAMENTO COUNTY

Assessor Parcel Viewer

APN: 13201310150000

Print date: 11/06/2023



1" = 297'

N

City Boundaries

Sacramento County Boundary

Parcel Boundaries, Level 16,17,18,19,20

Sacramento County makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind. Sacramento County hereby disclaims all warranties and conditions with regard to this information, including implied warranties and conditions of merchantability, fitness for a particular purpose, title and non-infringement. In no event shall Sacramento County be liable for any special, indirect or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of software, documents, provision of or failure to provide services, or information provided. The information and related graphics published on this site could include technical inaccuracies or typographical errors. Parcel lines may not accurately reflect legal descriptions.

Information for Parcel:
132-0131-015-0000

Read Our Data Disclaimer

PROPERTY INFORMATION

Assessor Parcel #	13201310150000
Address	3100 HOOD FRANKLIN RD
Postal City, Zip	ELK GROVE 95757
Jurisdiction	Unincorporated Area of Sacramento County
County Supervisor District	Patrick Hume - District 5
Assessor Roll Status	ACTIVE
Assessor's Map	Assessor's Map Bk.132, Pg.013

LAND INFORMATION

Thomas Brothers Map	377 E 4
Assessor Land Use Code	HMAHBF
Assessor's Property Description	POR SEC 18, T 6 N, R 5 E, MDB&M, DESC AS BEG AT A PT IN C/L HOOD-FRANKLIN RD LOC N 71%07'E 811.2 2 FT, N 75%50'E 268.57 FT, S 88%01'E 1,535 FT AN D N 87%56'30"E 224.1 FT FROM INTERSEC OF SD C/L WITH W LINE OF SD SEC 18, TH FROM SD POB, S 06%1 4'30"W 338.2 FT, TH N 75%22'W 141.75 FT, TH S 00 %53'W 1,851.5 FT, TH N 89%22'W TO R/W LINE OF IN TERSTATE 5 AS DESC IN BK 74-03-12 PG 584, TH ALG SD R/W N 09 % 37' 18" W TO A PT, TH N 04%44'49" W 155.97 FT, TH CURVING RIGHT ON A 1000 FT RADIU S SUBT BY CHORD BEARING N 11%32'58"E 561.21 FT, TH N 27%50'45"E 670.36 FT, TH N 82%04'43"E 129.3 6 FT TH N 87%50'45"E 507.22 FT, TH N 02%09'15"W TO A PT ON C/L SD HOOD-FRANKLIN RD, TH ALG SD C/ L N 87%56'30"E TO POB, EXC M/R'S CONTG 44.30 AC M/L FORM PAR 132-131-12
Approx. Parcel Area	1929708 sq ft / 44.3 acres

ZONING

Zoning:	AG-80 - AGRICULTURAL - 80 ACRES
Natural Stream(NS)	

Additional zoning information can be obtained by contacting the Sacramento County Planning and Environmental Review Division at sacplan@saccounty.gov.

OWNER INFORMATION

California Government Code Section 6254.21 states that "No state or local agency shall post the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual." As the cost to collect and continuously update that information is prohibitive, the Assessor's website does not display the Assessee name. It may be obtained by calling 916-875-0700 or by visiting the Assessor's Office at 3636 American River Drive, Suite 200, in Sacramento.

Last Ownership Transfer Document Type	GRANT DEED/CORP. DEED/GIFT DEED/JNT TEN DEED

County Recorder's Document Number	Book 20150323, Page 532
Event Date	Mon Mar 23 2015

PROPERTY BUILDING INFORMATION

No Property Characteristics are available for this property

Additional information regarding property building information can be obtained by contacting the Assessor's Office at 916-875-0700 or assessor@saccounty.gov.

BUILDING PERMITS

Building permit information for the Unincorporated County can be obtained from Sacramento County Online Permits automated system(registration and login required). Visit the Building Permits and Inspection website for additional references, or call 916-875-5296.

SACRAMENTO COUNTY

Assessor Parcel Viewer

APN: 13202620010000

Print date: 11/06/2023



1" = 297'

N

City Boundaries

Sacramento County Boundary

Parcel Boundaries, Level 16,17,18,19,20

Sacramento County makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind. Sacramento County hereby disclaims all warranties and conditions with regard to this information, including implied warranties and conditions of merchantability, fitness for a particular purpose, title and non-infringement. In no event shall Sacramento County be liable for any special, indirect or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of software, documents, provision of or failure to provide services, or information provided. The information and related graphics published on this site could include technical inaccuracies or typographical errors. Parcel lines may not accurately reflect legal descriptions.

Information for Parcel:
132-0262-001-0000

Read Our Data Disclaimer

PROPERTY INFORMATION

Assessor Parcel #	13202620010000
Address	HOOD-FRANKLIN RD
Postal City, Zip	ELK GROVE 95758
Jurisdiction	Unincorporated Area of Sacramento County
County Supervisor District	Patrick Hume - District 5
Assessor Roll Status	ACTIVE
Assessor's Map	Assessor's Map Bk.132, Pg.026

LAND INFORMATION

Thomas Brothers Map	377 F 4
Assessor Land Use Code	IAABAA
Assessor's Property Description	3.58 AC IN NE 1/4 SEC 18 TWP 6 N R 5 E, MDB&M & BEING FURTHER DES IN BK 546 OFFICIAL RECORDS PG 14 CONTG 3.58 ACRES EXC M/R
Approx. Parcel Area	155945 sq ft / 3.58 acres

ZONING

Zoning:	AG-20 - AGRICULTURAL - 20 ACRES
Natural Stream(NS)	

Additional zoning information can be obtained by contacting the Sacramento County Planning and Environmental Review Division at sacplan@saccounty.gov.

OWNER INFORMATION

California Government Code Section 6254.21 states that "No state or local agency shall post the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual." As the cost to collect and continuously update that information is prohibitive, the Assessor's website does not display the Assessee name. It may be obtained by calling 916-875-0700 or by visiting the Assessor's Office at 3636 American River Drive, Suite 200, in Sacramento.

Last Ownership Transfer Document Type	GRANT DEED/CORP. DEED/GIFT DEED/JNT TEN DEED
County Recorder's Document Number	Book 20150323, Page 532
Event Date	Mon Mar 23 2015

PROPERTY BUILDING INFORMATION

No Property Characteristics are available for this property

Additional information regarding property building information can be obtained by contacting the Assessor's Office at 916-875-0700 or assessor@saccounty.gov.

BUILDING PERMITS

Building permit information for the Unincorporated County can be obtained from Sacramento County Online Permits automated system(registration and login required). Visit the Building Permits and Inspection website for additional references, or call 916-875-5296.

SACRAMENTO COUNTY

Assessor Parcel Viewer

APN: 13202620020000

Print date: 11/06/2023



1" = 297'

N

City Boundaries

Sacramento County Boundary

Parcel Boundaries, Level 16,17,18,19,20

Sacramento County makes no representations about the suitability of the information provided for any purpose. All information and related graphics are provided "as is" without warranty of any kind. Sacramento County hereby disclaims all warranties and conditions with regard to this information, including implied warranties and conditions of merchantability, fitness for a particular purpose, title and non-infringement. In no event shall Sacramento County be liable for any special, indirect or consequential damages or any damages whatsoever resulting from loss of use, data or profits, whether in an action of contract, negligence or other tortuous action, arising out of or in connection with the use or performance of software, documents, provision of or failure to provide services, or information provided. The information and related graphics published on this site could include technical inaccuracies or typographical errors. Parcel lines may not accurately reflect legal descriptions.

Information for Parcel:
132-0262-002-0000

Read Our Data Disclaimer

PROPERTY INFORMATION

Assessor Parcel #	13202620020000
Address	HOOD-FRANKLIN RD
Postal City, Zip	ELK GROVE 95758
Jurisdiction	Unincorporated Area of Sacramento County
County Supervisor District	Patrick Hume - District 5
Assessor Roll Status	ACTIVE
Assessor's Map	Assessor's Map Bk.132, Pg.026

LAND INFORMATION

Thomas Brothers Map	377 F 4
Assessor Land Use Code	IAABAA
Assessor's Property Description	TRACT OF LD BD BY LANDS AS FOLLOWS: N ROAD, S FA IST, E FAIST, W FREY LOC IN SEC 18 TWP 6 N R 5 E , MDB&M CONTG 5.50 ACRES EXC M/R
Approx. Parcel Area	237838 sq ft / 5.46 acres

ZONING

Zoning:	AG-20 - AGRICULTURAL - 20 ACRES
Natural Stream(NS)	

Additional zoning information can be obtained by contacting the Sacramento County Planning and Environmental Review Division at sacplan@saccounty.gov.

OWNER INFORMATION

California Government Code Section 6254.21 states that "No state or local agency shall post the home address or telephone number of any elected or appointed official on the internet without first obtaining the written permission of that individual." As the cost to collect and continuously update that information is prohibitive, the Assessor's website does not display the Assessee name. It may be obtained by calling 916-875-0700 or by visiting the Assessor's Office at 3636 American River Drive, Suite 200, in Sacramento.

Last Ownership Transfer Document Type	GRANT DEED/CORP. DEED/GIFT DEED/JNT TEN DEED
County Recorder's Document Number	Book 20150323, Page 532
Event Date	Mon Mar 23 2015

PROPERTY BUILDING INFORMATION

No Property Characteristics are available for this property

Additional information regarding property building information can be obtained by contacting the Assessor's Office at 916-875-0700 or assessor@saccounty.gov.

BUILDING PERMITS

Building permit information for the Unincorporated County can be obtained from Sacramento County Online Permits automated system(registration and login required). Visit the Building Permits and Inspection website for additional references, or call 916-875-5296.

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. T.6N., R.5E., M.D.B.& M.

132-013

Por. Record Of Survey O.S. Bk.32 Pg.39 (1-20-77)
Por. Record Of Survey O.S. Bk.27 Pg.5 (8-20-69)

1"= 1200'

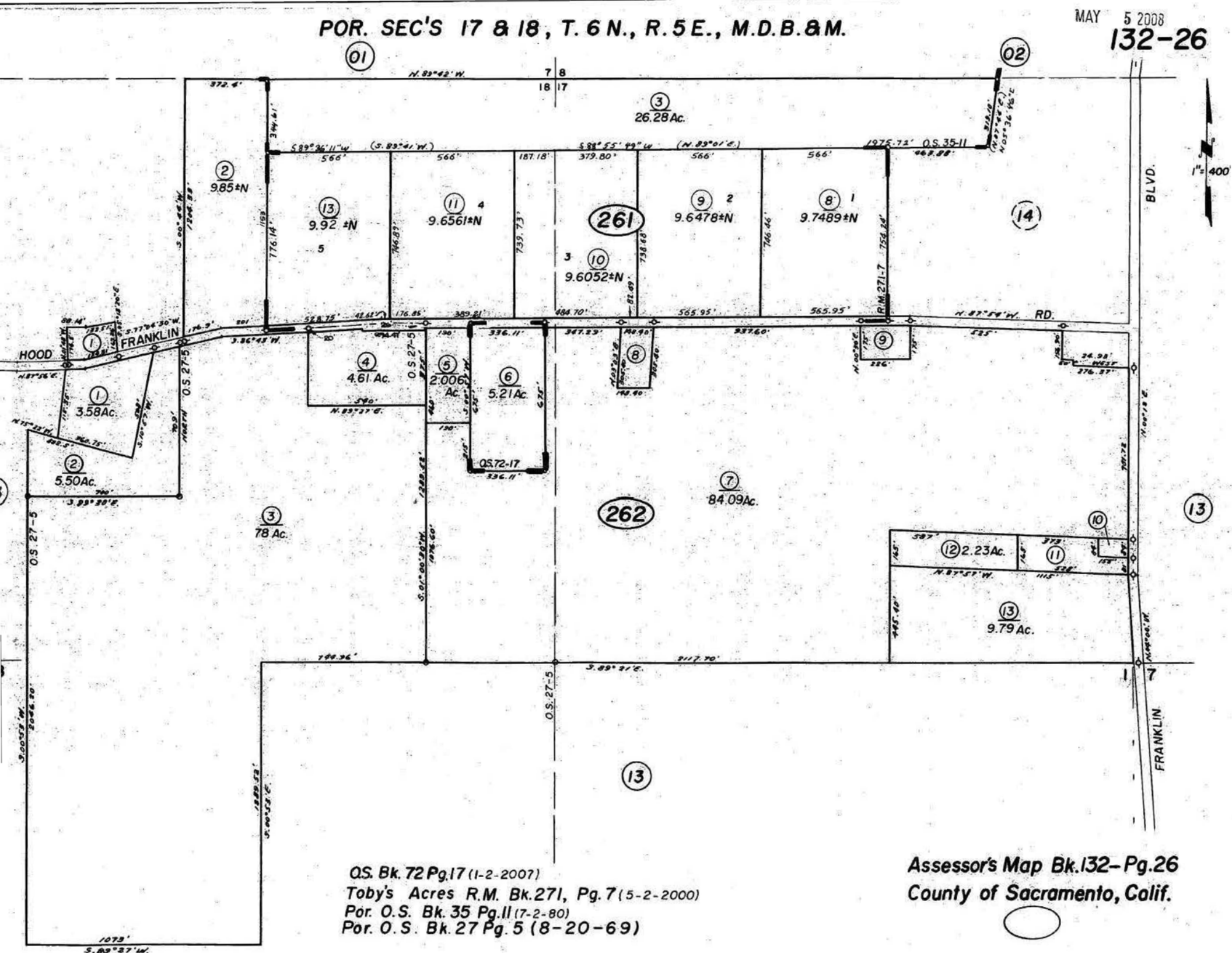
MAY 10th., 2019

Assessor's Map Bk. 132 Pg. 013
County of Sacramento, Calif.

POR. SEC'S 17 & 18, T. 6 N., R. 5 E., M.D.B.&M.

MAY 5 2008

132-26



O.S. Bk. 72 Pg. 17 (1-2-2007)
Toby's Acres R.M. Bk. 271, Pg. 7 (5-2-2000)
Por. O.S. Bk. 35 Pg. 11 (7-2-80)
Por. O.S. Bk. 27 Pg. 5 (8-20-69)

Assessor's Map Bk. 132 – Pg. 26
County of Sacramento, Calif.

HOOD FRANKLIN ROAD, ELK GROVE, CA. 95758

132-0262-001-0000 (No Records on File)

No Property Characteristics are available for this property

Land Use Code	IAABAA
General	Vacant
Proposed Use	Residential
Type & Size	Acreage (Under 10ac)
Street Improvements	Paving Only
Utility Services	No utilities
Character of Use	Economically ready for development
Parcel Size	155945 sq ft / 3.58 acres
Zoning:	AG-20 - AGRICULTURAL - 20 ACRES
Zoning Jurisdiction:	UNINCORPORATED
Flood(F)	FEMA 100 Year

This is Assessor Information Only, May or May not reflect Building and Permits Department Records

HOOD FRANKLIN ROAD, ELK GROVE, CA. 95758

132-0262-002-0000 (No Records on File)

No Property Characteristics are available for this property

Land Use Code	IAABAA
General	Vacant
Proposed Use	Residential
Type & Size	Acreage (Under 10ac)
Street Improvements	Paving Only
Utility Services	No utilities
Character of Use	Economically ready for development
Parcel Size	237838 sq ft / 5.46 acres
Zoning:	AG-20 - AGRICULTURAL - 20 ACRES
Zoning Jurisdiction:	UNINCORPORATED
Flood(F)	FEMA 100 Year

This is Assessor Information Only, May or May not reflect Building and Permits Department Records

132-0131-015-0000

No Property Characteristics are available for this property

Land Use Code	HMAHBF
General	Agricultural
Primary & Secondary Use	Irrigation Pasture / Dry Pasture
Special	None
Soil	3 & 4
Residence Count	1
Character Of Use	Transitional
Parcel Size	1929708 sq ft / 44.3 acres
Zoning:	AG-80 - AGRICULTURAL - 80 ACRES
Zoning Jurisdiction:	UNINCORPORATED
Flood(F)	FEMA 100 Year

This is Assessor Information Only, May or May not reflect Building and Permits Department Records

All permits that have no activity for 180 days (field inspections and/or plan check response by applicant) shall expire. All permits expired for 1 year or more shall be closed. All permits shall expire 2 years after the initial permit issuance date. (Project must be completed within two years of permit issuance date) Upon permit expiration or closure, reactivations fees shall applied at the fee rates in force at the time of the reactivation..

Case: DMOR2015-00191

Building Permit

Job Address: 3100 HOOD FRANKLIN RD, ELK GROVE, CA 95758
Cross Street: I-5
Permit Type: Residential
Map Coordinates: 377 4 E
Project Type: Demolition Combo
Parcel No: 132-0131-015-0000
Zoning: AG80
SubDiv Name:
Number: **Lot:**
Application Name: AREA: R11 DEMO - STERLING P. HOLLOWAY III INC.

Description: RES *3* INSPECTIONS. DEMO HOUSE, 2100 SQUARE FEET. FOUNDATION AND SLAB WILL REMAIN. STRUCTURE ONLY, NO GRADING. SMUD HAS DISCONNECTED POWER, NO GAS TO PARCEL. SEPTIC/WELL WILL BE CAPPED OFF.
Census Code: 101 New Single Family Residence
Construction Valuation (Not Assessed Valuation): $6,000.00
This permit includes the following disciplines: Building, Mechanical, Plumbing, Electrical

Occupancy Use:	Type:	Square Feet:

File Date: 11/16/2015
Permit Issued Date: 11/16/2015
Expired Non-Responsive
Owner: I OMY
Contractor: STERLING P HOLLOWAY III INC

Fee Description	Fee Amount	Paid	Bal. Due	Receipt No.	Date Paid	Rcd By
Bldg Permit c1 wo/PC	$227.20	$227.20	$0.00	012015024692B	11/16/2015	SE
Green Bldg Stds SB1473	$1.00	$1.00	$0.00	012015024692B	11/16/2015	SE
IT Recovery Fee	$12.07	$12.07	$0.00	012015024692B	11/16/2015	SE
Waste Mgmt Plan Fee	$40.00	$40.00	$0.00	012015024692B	11/16/2015	SE
Fee Totals	$280.27	$280.27	$0.00			

USE THIS PERMIT NUMBER WHEN REQUESTING INSPECTIONS: DMOR2015-00191
SEE PERMIT FOLDER FOR INSTRUCTIONS FOR KEEPING RECORDS AND SCHEDULING INSPECTIONS

DMOR2015-00191 - AREA: R11 DEMO - STERLING P. HOLLOWAY III INC.

This record was LOCKED on 2016-06-10.
Condition: 185 Days Expired Severity: Lock
Total conditions: 4 (Lock: 2, Notice: 2)

Learn more about this lock and how to resolve it

Menu | Manage Inspection | Search | View Log | Help

(•) "Record Inspections" ( ) Related Records Inspections

Insp Type	Schd For	Insp On	Status	Inspector	Required?	Record ID	Inspection Sequence Number
199 Final Structural	12/08/2015		Rescheduled	Andrew V Brizzee	Optional	15RES-00000-15698	100754792
099 Combo 199, 299,399,499	12/08/2015	12/08/2015	A - Approved/Accepted	David Z Krueger	Optional	15RES-00000-15698	100755616
199 Final Structural	12/08/2015	12/08/2015	A - Approved/Accepted	David Z Krueger	Optional	15RES-00000-15698	100755609

All permits that have no activity for 180 days (field inspections and/or plan check response by applicant) shall expire. All permits expired for 1 year or more shall be closed. All permits shall expire 2 years after the initial permit issuance date. (Project must be completed within two years of permit issuance date) Upon permit expiration or closure, reactivations fees shall applied at the fee rates in force at the time of the reactivation..

Case: DMOR2015-00192

Building Permit

Job Address: 3100 HOOD FRANKLIN RD, ELK GROVE, CA 95758
Cross Street: I-5

Permit Type: Residential

Map Coordinates: 377 4 E

Project Type: Demolition Combo
Parcel No: 132-0131-015-0000
Zoning: AG80

SubDiv Name:
Number: **Lot:**
Application Name: AREA: R11 AREA: R11 DEMO - STERLING P. HOLLOWAY III INC.

Description: RES *3* INSPECTIONS. DEMO BARN, 1500 SQUARE FEET. FOUNDATION AND SLAB WILL REMAIN. STRUCTURE ONLY, NO GRADING. SMUD HAS DISCONNECTED POWER, NO GAS TO PARCEL. SEPTIC/WELL WILL BE CAPPED OFF.

Census Code: 101 New Single Family Residence
Construction Valuation (Not Assessed Valuation): $5,000.00
This permit includes the following disciplines: Building, Mechanical, Plumbing, Electrical

Occupancy Use: **Type:** **Square Feet:**

File Date: 11/16/2015
Permit Issued Date: 11/16/2015
Expired Non-Responsive

Owner: I OMY
Contractor: STERLING P HOLLOWAY III INC

Fee Description	Fee Amount	Paid	Bal. Due	Receipt No.	Date Paid	Rcd By
Bldg Permit c1 wo/PC	$204.96	$204.96	$0.00	012015024693B	11/16/2015	SE
Green Bldg Stds SB1473	$1.00	$1.00	$0.00	012015024693B	11/16/2015	SE
IT Recovery Fee	$11.07	$11.07	$0.00	012015024693B	11/16/2015	SE
Waste Mgmt Plan Fee	$40.00	$40.00	$0.00	012015024693B	11/16/2015	SE
Fee Totals	$257.03	$257.03	$0.00			

USE THIS PERMIT NUMBER WHEN REQUESTING INSPECTIONS: DMOR2015-00192
SEE PERMIT FOLDER FOR INSTRUCTIONS FOR KEEPING RECORDS AND SCHEDULING INSPECTIONS

DMOR2015-00192 - AREA: R11 AREA: R11 DEMO - STERLING P. HOLLOWAY III INC.

This record was LOCKED on 2016-06-10.
Condition: 185 Days Expired Severity: Lock
Total conditions: 4 (Lock: 2, Notice: 2)

Learn more about this lock and how to resolve it

Menu Manage Inspection Search View Log Help

◉ "Record Inspections" ○ Related Records Inspections

☐	Insp Type	Schd For	Insp On	Status	Inspector	Required?	Record ID	Inspection Sequence Number
☐	199 Final Structural	12/08/2015		Rescheduled	Andrew V Brizzee	Optional	15RES-00000-15699	100754794
☐	099 Combo 199, 299,399,499	12/08/2015	12/08/2015	A - Approved/Accepted	David Z Krueger	Optional	15RES-00000-15699	100755618
☐	199 Final Structural	12/08/2015	12/08/2015	A - Approved/Accepted	David Z Krueger	Optional	15RES-00000-15699	100755610

9700 Goethe Rd, Ste. A
Sacramento, CA 95827
Fax (916) 854-9228

827 7th St. Rm. 102
Sacrament, CA 95814
Fax (916) 854-9229

All permits that have no activity for 180 days (field inspections and/or plan check response by applicant) shall expire. All permits expired for 1 year or more shall be closed. All permits shall expire 2 years after the initial permit issuance date. (Project must be completed within two years of permit issuance date) Upon permit expiration or closure, reactivations fees shall applied at the fee rates in force at the time of the reactivation..

Case: MISR2013-01376

Building Permit

Job Address: 3100 HOOD-FRANKLIN RD, ELK GROVE, CA
Cross Street: 95758
I 5

Permit Type: Residential

Map Coordinates: 377 E 4

Project Type: Miscellaneous Combo
Parcel No: 132-0131-015-0000
Zoning: AG80

SubDiv Name:
Number: **Lot:**
Application Name: Power for Domestic Well

Description: Reestablish power for domestic well to water livestock
Census Code:
Construction Valuation (Not Assessed Valuation): $800.00
This permit includes the following disciplines: Electrical

Occupancy Use: **Type:** **Square Feet:**

File Date: 02/21/2013
Permit Issued Date: 02/26/2013
Completed

Owner: GEORGE POPESCU
Contractor: LARRY VICE ELECTRIC

Fee Description	Fee Amount	Paid	Bal. Due	Receipt No.	Date Paid	Rcd By
Green Bldg Stds SB1473	$1.00	$1.00	$0.00	002013003377B	2/21/2013	LLV
IT Recovery Fee	$2.52	$2.52	$0.00	002013003377B	2/21/2013	LLV
Bldg Permit - 1 Discipline	$83.00	$83.00	$0.00	002013003377B	2/21/2013	LLV
Fee Totals	$86.52	$86.52	$0.00			

USE THIS PERMIT NUMBER WHEN REQUESTING INSPECTIONS: MISR2013-01376
SEE PERMIT FOLDER FOR INSTRUCTIONS FOR KEEPING RECORDS AND SCHEDULING INSPECTIONS

9700 Goethe Rd, Ste. A
Sacramento, CA 95827
Fax (916) 854-9228

827 7th St. Rm. 102
Sacrament, CA 95814
Fax (916) 854-9229

All permits that have no activity for 180 days (field inspections and/or plan check response by applicant) shall expire. All permits expired for 1 year or more shall be closed. All permits shall expire 2 years after the initial permit issuance date. (Project must be completed within two years of permit issuance date) Upon permit expiration or closure, reactivations fees shall applied at the fee rates in force at the time of the reactivation..

Case: CM0146540

Building Permit

Job Address: 3100 HOOD-FRANKLIN RD, ELK GROVE, CA
Cross Street: 95758

Permit Type: Historical

Map Coordinates: 377 E 4

Project Type: PRODCOMP
Parcel No: 132-0131-015-0000
Zoning: AG80 F

SubDiv Name:
Number:
Lot:
Application Name: CM0146540

Description: ELEC/AG/PUMP
Census Code:
Construction Valuation (Not Assessed Valuation): $0.00
This permit includes the following disciplines:

Occupancy Use:	Type:	Square Feet:

File Date: 11/20/1999
Owner: HOOD-FRANKLIN ASSOCIATES

Permit Issued Date: Finaled
Contractor:

Fee Description	Fee Amount	Paid	Bal. Due	Receipt No.	Date Paid	Rcd By

Fee Totals

USE THIS PERMIT NUMBER WHEN REQUESTING INSPECTIONS: CM0146540
SEE PERMIT FOLDER FOR INSTRUCTIONS FOR KEEPING RECORDS AND SCHEDULING INSPECTIONS

9700 Goethe Rd, Ste. A
Sacramento, CA 95827
Fax (916) 854-9228

827 7th St. Rm. 102
Sacrament, CA 95814
Fax (916) 854-9229

All permits that have no activity for 180 days (field inspections and/or plan check response by applicant) shall expire. All permits expired for 1 year or more shall be closed. All permits shall expire 2 years after the initial permit issuance date. (Project must be completed within two years of permit issuance date) Upon permit expiration or closure, reactivations fees shall applied at the fee rates in force at the time of the reactivation..

Case: S-1423720

Building Permit

Job Address: 3100 HOOD FRANLIN RD
Cross Street:
Permit Type: Historical
Map Coordinates:

Project Type: NA
Parcel No: 132-0131-015-0000
Zoning:
SubDiv Name:
Number: **Lot:**
Application Name: 3100 HOOD FRANLIN RD

Description:
Census Code:
Construction Valuation (Not Assessed Valuation): $0.00
This permit includes the following disciplines:

Occupancy Use: **Type:** **Square Feet:**

File Date: 11/20/1973
Owner:
Permit Issued Date: Closed
Contractor:

Fee Description	Fee Amount	Paid	Bal. Due	Receipt No.	Date Paid	Rcd By

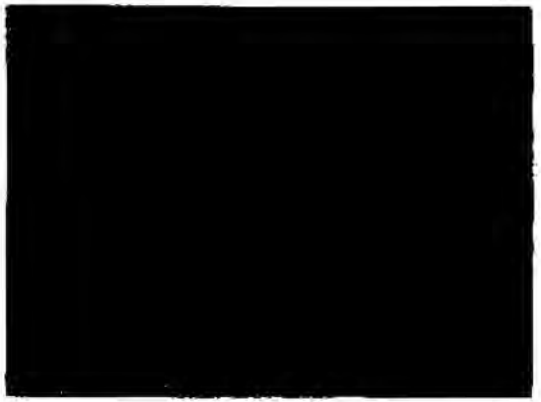
Fee Totals

USE THIS PERMIT NUMBER WHEN REQUESTING INSPECTIONS: S-1423720
SEE PERMIT FOLDER FOR INSTRUCTIONS FOR KEEPING RECORDS AND SCHEDULING INSPECTIONS

STREET ADDRESS	3100 Hood-Franklin Road (Rt 1, Box 1194)		PERMIT NO. 142372
PARCEL NO.	132 131 03	(3804-17)	Res.

DWELLING

ODAS MURPHY, OWNER
EMERALD PARK CO., CONTR.



NOV 20 1973

MMM 7244 FILMSORT® Brand Aperture & Camera Cards and DUPLICARD® Brand Copy Cards—Product of 3M Company, St. Paul, Minn.

142372

Address 3100 Hood-Franklin Rd			Lot #	Franklin Calif Subdivision		153 Book	15 Block	03 Parcel	17 District	3804-17 Area
Owner Case Nursery			Plumbing Contractor B & R							
General Building Contractor Emerald Park Co.			Heating Contractor Same						Electrical Contractor Kidd	
	Insp.	Date								
Forms-Foundation	Jesse	2/17/71	Grouted Plumbing	Jesse	2/23/71					
Girders-Floor Joists	Jesse	2/23/71	Under Floor Ducts	Jesse	2/23/71				Rough Partial	
Gravel			Top out Plumbing	Reynolds	3/23/71				Rough Complete	Reynolds 3/23/71
Frame	Reynolds	3/23/71	Top out Ducts & Flues						Conduit Under Floor	
Scratch	Jesse	4/14/71	Combustion Air						Conduit Complete	
Brown	Jesse	5/4/71	Gas Line Test						Service Change	
Tilt Up Slab			Water Service	Reynolds	3/23/71				Partial Serv. Tag #	
Fire Wall			Building Sewer						Electrical Tag No.	4/27/71
Bond Beams			Sewer Conn. Tag #							
			Gas Tag No.							
Final	Jesse	5-10-71	Plumbing Final							
			Heating Final						Final	Jesse 5-10-71

REMARKS D.C. No Heat permit
Called for Rec DC ??? (all duct work gas) Cannot to go any work from
installation of conduit & end of slab for C.F. Called
see gas engineer for a DC. & No Heat permit
Ceiling Cable test —

Final
5-10-71
Jesse

INSPECTOR'S REPORT OF CONDITION OF SIDEWALKS, CURBS & GUTTERS

AT START OF CONSTRUCTION	AT FINAL INSPECTION
☐ O.K.	☐ O.K.
☐ DAMAGED	☐ DAMAGED
DATES OF INSPECTIONS	

Form Bld 0053 (3/70)

COUNTY OF SACRAMENTO — DEPARTMENT OF PUBLIC WORKS

PLANS & PERMITS TELEPHONE 454-5721 — 827 SEVENTH STREET

BUILDING INSPECTION SECTION

APPLICATION FOR PERMIT

BUILDING

INSPECTIONS ONLY TELEPHONE 454-5441 — SACRAMENTO, CALIFORNIA

DESCRIPTION OF WORK

STORIES: — ALTERATION: — SQ. FT. SIZE: — DATE: 1967 — GARAGE: 504

EXT. WALL COVERING: — NO. OF UNITS: — ROOF COVERING:

USE OF STRUCTURE: Single family dwelling

HIGHWAYS & BRIDGES

55 — 6

OTHER INFORMATION:

ISSUED: — DATE: 2/24

DATE:

DRAINAGE: — DATE:

SETBACKS

A-5 USE ZONE | 50 | 50 | 50

CONSTRUCTION VALUATION $

DATE:

HEALTH DEPT. APPROVED BY: — DATE:

LEGAL DESCRIPTION

132 | 131 | 03 (13)

SUBDIV: Por TAN RSE — LOT NO:

SIZE OF LOT: 2.32 Ac — No. of Bldgs. Now on Lot:

TYPE OF EXISTING BLDG: — No. of Families:

ARCHITECT OR ENGINEER:

ADDRESS: — TELEPHONE NO.:

3100 Hood-Franklin Rd.

BUILDING ADDRESS: Route 1, Box 119A

LOCALITY: Franklin, California

NEAREST CROSS ST.: Hood-Franklin Road

OWNER: Odas Murphy — DATE: 2/9/71

MAIL ADDRESS: Route 1, Box 119A

CITY: Elk Grove, Ca. — TEL. NO.:

CONTRACTOR: Farrell Park Company — CO. LIC. NO.: 3704

MAIL ADDRESS: P. O. Box 550 — TEL. NO.: 422-7111

CITY: Elk Grove, Ca. 95624

REMARKS OR OTHER REQUIREMENTS:

Plan 3041-17

		DATE	NUMBER	AMOUNT
DRAINAGE FEE (CONST. PERMIT)	No Fee			
PLAN CHECK FEE				
PERMIT FEE				

TO SPEED OUR SERVICE TO YOU, PLEASE GIVE ALL SUB-CONTRACTORS YOUR STREET ADDRESSES AND BUILDING PERMIT NUMBERS

TYPE OF CONSTRUCTION: V — CODE: 7 — OCCUPANCY: R-3 — S- 142372

BUILDING ADDRESS: 3100 Hood-Franklin Road

LOCALITY:

CROSS STREET:

NAME OF OWNER:

NAME OF PERMITTEE:

CHECKED BY: — VALIDATION BY: bt

ROLAND B. GEYER, CHIEF BUILDING INSPECTOR

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.

I CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY OR AM AUTHORIZED AGENT OR CONTRACTOR OR OWNER, AND AUTHORIZED TO SIGN.

SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT: Elsie Murphy

PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE UNLESS REVOKED OR TERMINATED BY OPERATION OF LAW.

FORM 6-0 0082 (5/70)

WHEN VALIDATED, THIS APPLICATION IS YOUR PERMIT

INSPECTOR - 8

	PLUMBING PERMIT FEES		
	PERMIT FEE	$3.00	
	WATER CLOSET	1.50	
	BASIN (LAVATORY)	1.50	
	BATH TUB	1.50	
	SHOWER	1.50	
	KITCHEN SINK	1.50	
	SLOP SINK	1.50	
	DEVELOPING SINK	1.50	
	FLOOR SINK OR HOPPER	1.50	
	DRINKING FOUNTAIN	1.50	
	DISHWASHER	1.50	
	AUTO WASH MACHINE	1.50	
	FLOOR DRAIN	1.50	
	URINAL	1.50	
	SUMP	1.50	
	WASH BACK SUMP	1.50	
	GREASE TRAP	1.50	
	WATER SOFTENER	1.50	
	REFRIGERATOR DRAIN	1.50	
	HOUSE SEWER	5.00	
	HOUSE SEWER BY-PASS	5.00	
	SEWER TAP INSPECTION	5.00	
	GAS WATER HEATER	1.50	
	ELECTRIC WATER HEATER	1.50	
	GAS APPLIANCE (Other than Heating)	1.50	
	LAWN SPRINKLER VALVE	2.50	
	LAUNDRY TRAYS	1.50	
	WASTE DISPOSAL	1.50	
	WATER SERVICE	1.50	
	SWIMMING POOL (PUBLIC)	10.00	
	SWIMMING POOL (PRIVATE)	5.00	
	TRAILER COURTS EACH SPACE	1.50	
	EVAPORATIVE COOLER	2.00	
	EA. TRAILER PARK SEWER	5.00	
	RAINWATER SYSTEM - PER DRAIN	2.00	
	EA. GAS PIPING SYSTEM 1 TO 3 OUTLETS	1.50	
	EA. GAS PIPING SYSTEM, 4 OR MORE PER OUTLET	.50	
	REPAIR OR ALTERATION OF DRAINAGE OR VENT PIPING	1.50	
	FOR VACUUM BREAKERS OR BACK FLOW PROTECTIVE DEVICES ON TANKS, VATS, ETC. OR FOR INSTALL ON UNPROTECTED PLUMBING FIXTURES INCL. NEC. WATER PIPING (1) TO FIVE (5)	2.00	
	OVER FIVE (5), EACH	.50	
	TOTAL FEE		

COUNTY OF SACRAMENTO — **DEPARTMENT OF PUBLIC WORKS**

BUILDING INSPECTION SECTION

PLANS & PERMITS TELEPHONE 454-5721

827 SEVENTH STREET

APPLICATION FOR PERMIT
PLUMBING

INSPECTIONS ONLY TELEPHONE 454-5461

SACRAMENTO, CALIFORNIA

FOR APPLICANT TO FILL IN (TYPE OR PRINT)

BUILDING ADDRESS 3100 HOOD FRANKLIN ROAD

LOCALITY

NEAREST CROSS ST.

OWNER EMERALD PARK CO. DATE 2-12-71

MAIL ADDRESS BOX 550

CITY ELK GROVE TEL 422-9111

MECHANICAL CONTRACTOR BECKES & ANDERSON LIC. NO. 288

MAIL ADDRESS 5930 STANLEY AVE. TEL 483-7321

CITY CARMICHAEL

LEGAL DESCRIPTION

BLOCK NO.	

PLAN CHECK FEE ____ DATE ____ NUMBER ____ AMOUNT ____

TOTAL FEE $ 15.50 CITY ____ DATE ____ NUMBER ____ AMOUNT ____

COMMERCIAL ☐ RESIDENTIAL ☐

PLEASE SECURE THE STREET ADDRESS AND BUILDING PERMIT NUMBER AND PLACE ON THIS APPLICATION WHERE INDICATED. S-11372--

BUILDING ADDRESS

LOCALITY

CROSS STREET

NAME OF OWNER

NAME OF PERMITTEE

CHECKED BY	P/W UTILITIES APPROVAL BY	VALIDATION BY	ROLAND G. GEYER CHIEF BUILDING INSPECTOR

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING WORK.

I CERTIFY THAT I POSSESS THE ABOVE VALID SACRAMENTO COUNTY LICENSE, OR AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE

SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT [signature]

PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE UNLESS REVOKED OR TERMINATED BY OPERATION OF LAW.

FORM SAD 0043 (5/70)

WHEN VALIDATED, THIS APPLICATION IS YOUR PERMIT

INSPECTOR - 3

FOR APPLICANT TO FILL IN TYPE OF PERMIT

HEATING PERMIT FEES

1	PERMIT FEE	$2.00	2
	From 0 to 1,600 sq. ft. of floor space, minimum fee	4.00	
	Each additional 100 sq. ft. or fraction thereof	.25	
	Exception:		
	1. Each single family residence	4.00	
	2. Each unit heater or individual furnace other than multiple dwelling	4.00	
	Non-vented radiant heaters	1.00	
	Commercial, industrial, or institutional kitchen type hood	10.00	
1	Residential type kitchen or bath fan and vent (gravity or mechanical)	.50	32
	Mechanical exhaust or intake fan	2.00	
	Special "A" type vent or chimney, except masonry	4.00	
	Gravity or rotary type vents per structure	5.00	
	For the installation or alteration of each motor or compressor by H.P. of each absorption system		
	From ½ and to 3 H.P. and from 0 to 100,000 BTU's, minimum fee	4.00	
	Same, over 3 H.P. and to 15 H.P. and from 100,001 to 500,000 BTU's.	7.50	
	Same, over 15 H.P. and to 30 H.P. and from 500,001 to 1,000,000 BTU's.	10.00	
	Same, over 30 H.P. and to 50 H.P. and from 1,000,001 to 1,750,000 BTU's.	15.00	
	Same, over 50 H.P. and up and from 1,750,001 BTU's and up	25.00	

REFRIGERATING AND AIR-CONDITIONING PERMIT FEES

PERMIT FEE	$2.00	
From 0 to 12,000 BTU's	1.00	
12,001 to 24,000 BTU's	1.50	
24,001 to 36,000 BTU's	2.00	
36,001 to 48,000 BTU's	2.50	
48,001 to 60,000 BTU's	3.00	
60,001 to 72,000 BTU's	3.50	
72,001 to 84,000 BTU's	4.00	
84,001 to 96,000 BTU's	4.50	
96,001 to 108,000 BTU's	5.00	
108,001 to 120,000 BTU's	5.50	
120,001 to 132,000 BTU's	6.00	
132,001 to 144,000 BTU's	6.50	
144,001 to 156,000 BTU's	7.00	
156,001 and Over	7.50	
Separate Cooling Tower	2.00	
EACH EVAPORATOR COIL HOT OR CHILLED WATER COIL	.50	
Each Evaporative Cooler	2.00	

COUNTY OF SACRAMENTO — DEPARTMENT OF PUBLIC WORKS

BUILDING INSPECTION SECTION

PLANS & PERMITS TELEPHONE 454-5721

INSPECTIONS ONLY TELEPHONE 454-5481

827 SEVENTH STREET — SACRAMENTO, CALIFORNIA

APPLICATION FOR PERMIT
HEATING - SHEET METAL REFRIGERATION AIR CONDITIONING

FOR APPLICANT TO FILL IN (TYPE OR PRINT)

BUILDING ADDRESS 7100 Hood Franklin Rd

LOCALITY Hood

NEAREST CROSS ST. Franklin

OWNER Emerald Bay DATE 4/6/71

MAIL ADDRESS

CITY TEL. NO.

MECHANICAL CONTRACTOR Williams Metal LIC. NO. 379

MAIL ADDRESS TEL. NO. 451-12

LEGAL DESCRIPTION

TOTAL FEE 2.50

DATE	NUMBER	AMOUNT
4/6/71	[illegible]	[illegible]

FEE SHALL BE DOUBLED IF WORK IS COMMENCED BEFORE PERMIT IS OBTAINED.
PLEASE SECURE THE STREET ADDRESS AND BUILDING PERMIT NUMBER AND PLACE ON THIS APPLICATION WHERE INDICATED.

S-142372

BUILDING ADDRESS

LOCALITY

CROSS STREET

NAME OF OWNER

NAME OF PERMITTEE

CHECKED	VALIDATION
BY	BY

ROLAND G. GEYER, CHIEF BUILDING INSPECTOR

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING HEATING, SHEET METAL, REFRIGERATION, AIR CONDITIONING WORK.

I CERTIFY THAT I POSSESS THE ABOVE VALID SACRAMENTO COUNTY LICENSE, OR AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE OR HIS AUTHORIZED AGENT.

SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT

PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE UNLESS REVOKED OR TERMINATED BY OPERATION OF LAW.

FORM BID 0044 (5/70)

WHEN VALIDATED, THIS APPLICATION IS YOUR PERMIT

INSPECTOR - 3

COUNTY OF SACRAMENTO — DEPARTMENT OF PUBLIC WORKS

BUILDING INSPECTION SECTION

PLANS & PERMITS TELEPHONE 454-5721 827 SEVENTH STREET

APPLICATION FOR PERMIT — ELECTRICAL

INSPECTIONS ONLY TELEPHONE 454 5881 SACRAMENTO, CALIFORNIA

ELECTRICAL PERMIT FEES

	EACH	FEE
PERMIT FEE	$2.00	
LIGHT OR WIRING OUTLETS	.15	
FIXTURES, SOCKETS OR LAMPHOLDERS	.75	
SWITCHES	.15	
LAMPS, CONVENIENCE RECEPTACLES OR WIRING OUTLETS ASSEMBLY	.10	
RECEPTACLES	.35	
ELECTRIC DISCHARGE LIGHTING FIXTURE EACH TUBE	.35	
ELECTRIC RANGES	.75	
DRYERS	.75	
HEATERS	.75	
X-RAY UNITS	3.00	
TIMECLOCKS	.75	
YARD LIGHTING 0 TO 50	2.25	
WATER HEATER	.75	
MERCURY VAPOR LAMPS AND EQUIP.	1.50	
SWIMMING POOL GROUND	5.00	

ITEMS TO BE RATED BY HP - KW OR KVA

MOTORS			
RECTIFIERS			
WELDERS A.C.			
TRANSFORMERS			

FOR THE ABOVE USE THE FOLLOWING TABLE

FROM 0 TO 1 HP	.75	OVER 20 TO 50 HP	4.50
OVER 1 TO 5 HP	1.50	OVER 50 TO 100 HP	9.00

FEES - SWITCHBOARDS

EACH ADDITIONAL SECTION	2.75
OVER 600 VOLTS	15.00

FEES - DISTRIBUTION PANELS

NUMBER OF BRANCH CIRCUITS

1 TO 8 INCLUSIVE	1.50
9 TO 16 INCLUSIVE	2.25
17 TO 24 INCLUSIVE	3.00
25 TO 32	3.75
OVER 32 EACH ADDITIONAL BRANCH CIRCUIT	.15

SERVICE CONDUCTORS

0 TO 100 AMPERES	1.50
101 TO 200 AMPERES	4.50
201 TO 500 AMPERES	9.00
501 AMPERES AND OVER	12.00
600 VOLT SERV AND OVER	30.00
EACH ADDITIONAL METER	.75

ELECTRIC AND NEON SIGNS

0 TO 50 SQ FT	5.00
51 TO 100 SQ FT	7.50
101 TO 200 SQ FT	10.00
OVER 200 SQ FT	20.00
FOR CASE THAT TRANSFORMER FEE IS TO BE	

FOR APPLICANT TO FILL IN (TYPE OR PRINT)

BUILDING ADDRESS: 3100 Hood-Franklin Rd.

LOCALITY:

NEAREST CROSS ST.:

OWNER: Merlo Farm Co. DATE: 3/8/71

MAIL ADDRESS:

CITY: TEL. NO.:

ELECTRICAL CONTRACTOR: Hill Electrical Cont. LIC NO.:

MAIL ADDRESS: P. O. Box 214557 TEL. NO. 421-7075

CITY: Sacramento, Calif. 95821

FLAT RATE SECTION FOR NEW SINGLE FAMILY CONSTRUCTION

TOTAL SQ. FT. 1400 FEE 28.50

FLAT RATE SECTION FOR NEW MULTIPLE - FAMILY CONSTRUCTION

TOTAL SQ. FT. NO. UNITS FEE

THE ABOVE INCLUDES: SERVICE, ALL OUTLETS, RANGE, DRYER, AND ANY OTHER MISC. CIRCUITS. SEE FLAT RATE SCHEDULE FOR FEE. DOES NOT INCLUDE PERMIT FEE.

REMARKS OR OTHER REQUIREMENTS:

DATE	NUMBER	AMOUNT

LEGAL DESCRIPTION

COMMERCIAL [ ] RESIDENTIAL [ ]

PLEASE SECURE THE STREET ADDRESS AND BUILDING PERMIT NUMBER AND PLACE ON THIS APPLICATION WHERE INDICATED. S- 142372

BUILDING ADDRESS:

LOCALITY:

CROSS STREET:

NAME OF OWNER:

NAME OF PERMITTEE:

CHECKED	VALIDATION	ROLAND G. GEYER, CHIEF BUILDING INSPECTOR
BY	BY	

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING ELECTRICAL WORK.

I CERTIFY THAT I POSSESS THE ABOVE VALID SACRAMENTO COUNTY LICENSE OR AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE OR HIS AUTHORIZED AGENT.

SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT: Hill Electrical Cont./ bm

PERMIT EXPIRES 1 YEAR FROM DATE OF ISSUE UNLESS REVOKED OR TERMINATED BY OPERATION OF LAW.

FORM BID 0040 (5/70)

WHEN VALIDATED, THIS APPLICATION IS YOUR PERMIT

INSPECTOR - 3

COUNTY OF SACRAMENTO

Inter-Department Correspondence

January 6, 1971

Date

To: Planning Commission

From: Board of Supervisors

Subject: Appeal - Miss T. Murphey
(Parcel 132-131-03)

The Board of Supervisors, at a regular meeting held December 30, 1970, granted the rezoning from A-20 to A-5 on the following Planning Commission conditions: (1) Grant the County a deed for right of way widening on the Wood-Franklin Road based upon a 110 foot total width; (2) Record an agreement to install County standard street improvements; (3) Provide drainage easements and install drainage facilities to the satisfaction of the Public Works Department including any fee required by Ordinance 1 of the County Water Agency.

The property is located on the south side of Wood-Franklin Road, approximately 700 feet east of Elkrock Road.

The complete file is attached.

Very truly yours,

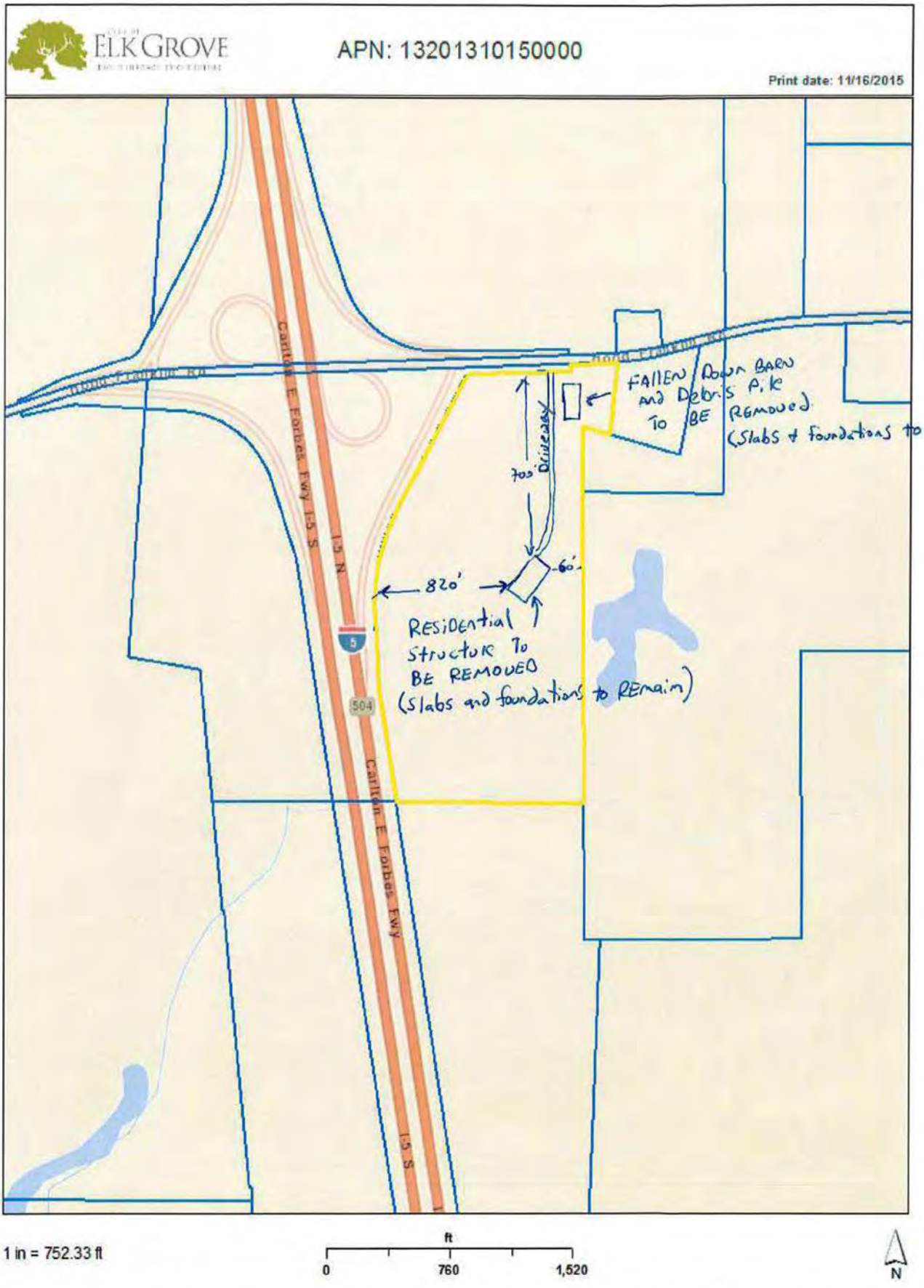
Patricia Philbin

Patricia Philbin
Acting Clerk

From

Attachments

cc: Applicant
Assessor
Mr. Beamer (2)



Independent verification of all data contained on this map product should be obtained by any user thereof. The City of Elk Grove does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

DMOR 2015- 00191
DMOR 2015- 00192

JOB
NOV 16 2015

WORK PLAN
(Demolition Sequence & Procedure Manual)

For

3100 HOOD FRANKLIN ROAD

DEMOLITION

ELK GROVE, CA

November 16, 2015

Contractor: **Sterling P. Holloway III, Inc.**
1490 Christian Valley Rd.
Auburn, CA 95602

Agency: City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

DMOR 2015-00191
DMOR 2015-00192

JOB
NOV 16 2015

Equipment List

Equipment:

The equipment to be used for the subject project, **3100 Hood Franklin Road.**, is listed below. Equipment of similar size and weight by an alternate manufacturer will be substituted or added if necessary during the course of the project.

Although the pieces of equipment are listed with specific types of attachments, they may be in interchanged as required to meet the specific requirements of the structure they are utilized on. Also, each excavator may attach a bucket and/or bucket with thumb unit in place of the breaker hammer for purposes of loading debris into trucks for off-loading and/or removal of various wood, steel, or concrete structures where applicable.

1. John Deere 230LC with Thumb and Bucket attachment
2. John Deere 230LC with Allied Model 790 CS breaker
3. CAT 973 track loader
4. Torches for flame cutting of steel members or rebar
5. Water Truck for dust control
6. Eighteen Wheel Truck(s) for off hauling removed materials.
7. Bobcat 753 skid steer loader

General Considerations

1. **Equipment:**
   For equipment on the ground, hidden utilities and unstable ground should be marked to limit access (if applicable). Utilities running to existing structures to be demolished shall be disconnected prior to the start of demolition activity. USA shall be notified prior to any excavations (800) 227-2600.

2. **Processing and off-loading:**
   After all concrete, and reinforcement is deconstructed to ground level, the concrete and steel may be processed using excavators with hydraulic pulverizers or breakers to separate concrete from mild reinforcing steel. This facilitates recycling of both base products. Stock-piling or immediate off-loading of debris during demolition is considered. Locations of material processing and off-loading shall be outside to possible collapse envelope of a given structure.

3. **Dust Control:**
   A water truck and or water hose(s) from an approved water source will be available during the actual demolition of the structures. Localized fine water spray pointed to the source of breaking concrete (and therefore dust source) reduces dust particles to become airborne. To minimize run-off water, the water supply will be used only as necessary to reduce dust.

4. **Traffic Control:**
   To protect the general public, all pedestrians and public vehicular traffic shall be de-toured and kept away from the demolition area. This shall be accomplished by temporary fencing, barricades, caution tape, or the positioning of spotters (work personnel) to stop or divert the public or other personnel not directly related to the demolition operations from entry into the designated demolition area.

5. **Work Hours:**
   7:00am – 5:30pm Monday through Friday.

6. **Tree Protection:**
   When applicable to protect heritage trees during demolition, a temporary fence or snow fence shall be installed around the drip line of tree to detour equipment and personnel away from root system.

Procedure "A"

Description:
Preparation for demolition of superstructure

Demolition Preparation:

1) Establish access to site for construction equipment. Ensure all electrical and mechanical feeders to the structure are disconnected.

2) Implement traffic control. Ensure that the demolition area is securely blocked off from public access.

3) Prior to the start of a procedure the equipment operator shall identify the locations of overhead or underground obstructions (power/water lines, etc) and how to avoid interferences during the selected procedure, where applicable.

4) Position hydraulic excavator with thumb and bucket attachment adjacent to the existing structure to be removed. Obstacles within the fall envelope of the building will be cleared from the site.

5) Position water truck or water hose nearby. Pre water the demolition area prior to demolition activity to help minimize dust during demolition operations.

6) A final inspection shall take place to ensure there are no unauthorized persons in or in the near vicinity of the structure. Once the building is determined to be cleared, demolition activity can commence.

Procedure "B"

Description:
Removal of roof system, interior and exterior walls and supports (above grade)

1) Confirm that ***Procedure "A"*** (preparation for demolition) has been carefully reviewed and implemented prior to start of ***Procedure "B"***.

2) Ensure that neither public pedestrian nor construction personnel are under the section to be demolished.

3) Position excavator adjacent to the structure on the east side of the structure and demolish structure starting with the east facing wall. A portion of the east wall shall be removed to allow access into the building with equipment. Once access is gained, the equipment will then start the dismemberment of the roof system. This shall be accomplished by using the excavator's thumb and bucket attachment. In a safe and controlled manner equipment will track forward demolishing the roof system and interior walls. Demolition shall take place in such a way that the structure is demolished within itself.

4) After the roof system and interior walls have been removed, exterior walls may be demolished using the hydraulic excavator. Operator shall gently bring existing walls to ground level using the hydraulic excavator with thumb and bucket attachment as to minimize damage to bricks for salvage.

5) While demolition activity is taking place, steel, concrete, bricks and debris may be separated and prepared for off-haul by another excavator positioned nearby outside of the fall envelope of the structure.

6) Debris generated from demolition shall be separated and loaded for off haul to either a recycling facility or a legal approved landfill.

Procedure "C"

Description:
Slabs and foundations to remain

1) Per owner's request all concrete flatwork and foundations are to remain. Any protruding steel or rebar will be cut flush with building slabs.

2) Loose debris shall be cleared from the site, and the site shall be left in a clean and safe condition.

Procedure "D"

Description:
Processing and off-loading of concrete, debris and reinforcing steel.

1) Once all concrete and rebar is deconstructed to ground level, the concrete and reinforcing steel may be processed using hydraulic pulverizers or breakers attached to excavators. This facilitates the possibility of recycling both base products.

2) Stockpiling or immediate off loading of raw and/or semi-processed demolished materials during demolition is also considered. On-site locations for the processing of materials and off-loading shall be outside the immediate demolition and potential collapse envelopes of the structure during demolition operations.

3) Trucks used for off haul shall use attached truck route.

Owner: Amy I-5
7700 College Town Dr, #201
Sacramento, CA 95826
916 386-1128

STERLING P. HOLLOWAY, III, INC.

CONTRACTOR LIC. 382173

PROPOSAL APN 132-0262-001, 132-0262-002, 132-0131-015 ✓

COMPANY			JOB NAME
METRO V			**HOUSE AND BARN DEMOLITION**
ADDRESS			ADDRESS OF JOB
7700 COLLEGE TOWN DRIVE, #201			3100 HOOD FRANKLIN ROAD
CITY	STATE	ZIP	CITY
SACRAMENTO	CA	95826	ELK GROVE CA
OFFICE PHONE	FAX NO.		PERSON REQUESTING BID
(916) 386-8800	(916) 387-1958		CHRIS FONTES for Arlen J. Opper

QUANTITY	DESCRIPTION OF WORK	UNIT	PRICE
	OUR BID FOR THE REFERENCED PROJECT IS FOR BUILDING DEMOLITION AND SITE CLEARING AS FOLLOWS:		
	BUILDING DEMOLITION		
	REMOVE HOUSE (EXCLUDES FOUNDATION)		
	REMOVE EXISTING BARN (EXLCUDES FOUNDATION)		
	REMOVE DERBIS ADJACENT TO THE HOUSE		
	INCLUDES DEMOLITION PERMIT		
LUMP SUM	**INCLUDES OFF HAUL AND DISPOSAL**	**TOTAL =**	**$ 11,000.00**
	ADD OPTION (CONCRETE/FOUNDATION REMOVAL)		
	REMOVE HOUSE SLAB AND FOUNDATION		
	REMOVE BARN SLAB AND FOUNDATION		
LUMP SUM	**INCLUDES OFF HAUL AND DISPOSAL**	**TOTAL =**	**$ 6,000.00** Delete
	EXCLUSIONS:		
	UTILITY DISCONNECT/CAPPING/RELOCATION		
	ASBESTOS/HAZARDOUS MATERIALS (IF ANY)		
	EROSION CONTROL MEASURES		
	FENCING		
	SALVAGE FOR OTHERS		
	SEPTIC/WELL ABANDONMENT (IF NEEDED)		
	PLEASE CALL IF YOU HAVE ANY QUESTIONS OR IF YOU REQUIRE ADDITIONAL INFORMATION.		
	Cut off all rebar from concrete slabs for safety purposes		$1,000.

Rates and conditions quoted herein are subject to change with any deviation from scope of work. We are not responsible for layout or damage to any concealed pipes, conduits, etc. in slabs, walls or earth's surface, or delays due to equipment malfunctions, weather or other causes beyond our control. $11,000.

DATE **10/6/2015** ESTIMATOR ***DAVID HOLLOWAY***

11/6/2015
Date

Accepted: X
Amy I-5, General Partner, Arlen J. Opper

Environmental Management Department
Val F. Siebal, Director

May 04, 2016

OMY I 5
7700 College Town Drive
Sacramento, Ca 95826

CERTIFIED MAIL: 7015 0920 0001 8161 8519

Dear Property Owner Representative:

SUBJECT: ABANDONED WELL PROGRAM:
3100 HOOD FRANKLIN RD, ELK GROVE, CA 95757
(APN: 132-0131-015-0000), REFERENCE NUMBER(S): SR0031517

A review of records and/or other information indicates that an abandoned or inactive water well(s) may be present at the subject property.

Abandoned water wells have the potential to entrap people or animals. They may also be conduits that allow surface contamination such as pesticides, fertilizer, nitrates, and bacteria to reach drinking water supplies and may be used without the property owner's knowledge as disposal sites for debris and/or hazardous waste. As such, it is a violation of Sacramento County Code Section 6.28.020 to allow an abandoned well to exist on a property.

Please contact the Abandoned Well Program staff no later than **May 20, 2016**, in order to provide approval for a Sacramento County Environmental Management Department (EMD) Specialist to gain access to the property or to arrange to meet with a specialist at the property to assess the condition of the well. If no contact is made by the due date indicated in this letter, we may seek court approval to conduct the survey of the possible abandoned or inactive water well(s).

If an abandoned or permanently inactive well is confirmed present on the property, EMD requires the application of a repair or destruction permit for the well following the requirements set forth in Sacramento County Code Section 6.28. Alternatively, property owners may have the option to obtain an inactivation permit for a well which has not been used for a period of one year but the *owner intends for its use in the future.* This permit is contingent upon meeting the requirements of Sacramento County Code Section 6.28.030(H). An inactivation permit is valid for two years and is currently being offered without charge.

Additional information and the permit application can be found at the Sacramento County Wells Program website: http://www.emd.saccounty.net/EC/Pages/AbandonedWells.aspx

A survey of the well(s) at the property is required to be made prior to the issuance of any permit. Please contact this Department by phone at **(916) 875-8532** or by email at emd-abndwells@saccounty.net.

Sincerely,

Cheryl Hawkins
Environmental Specialist, R.E.H.S.

CH:SH:dw

W:\DATA\WELLS\ABANDONED WELLS\PROPERTY ACCESS LETTERS\AWP PROPERTY ACCESS REQUEST TEMPLATES\TEMPLATE-PROPERTY ACCESS LETTER.DOCX

Environmental Management Department
Val F. Siebal, Director

May 18, 2016

Kirk Rimmer
112 J Street, Suite 300
Sacramento, CA 95814

CERTIFIED MAIL: 7015 0920 0001 8161 8632

Dear Property Owner Representative:

SUBJECT: ABANDONED WELL PROGRAM:
3100 HOOD FRANKLIN ROAD, ELK GROVE, CA 95757
(APN: 132-0131-015-0000), REFERENCE NUMBER(S): SR0031517

A review of records and/or other information indicates that an abandoned or inactive water well(s) may be present at the subject property.

Abandoned water wells have the potential to entrap people or animals. They may also be conduits that allow surface contamination such as pesticides, fertilizer, nitrates, and bacteria to reach drinking water supplies and may be used without the property owner's knowledge as disposal sites for debris and/or hazardous waste. As such, it is a violation of Sacramento County Code Section 6.28.020 to allow an abandoned well to exist on a property.

Please contact the Abandoned Well Program staff no later than **May 31, 2016**, in order to provide approval for a Sacramento County Environmental Management Department (EMD) Specialist to gain access to the property or to arrange to meet with a specialist at the property to assess the condition of the well. If no contact is made by the due date indicated in this letter, we may seek court approval to conduct the survey of the possible abandoned or inactive water well(s).

If an abandoned or permanently inactive well is confirmed present on the property, EMD requires the application of a repair or destruction permit for the well following the requirements set forth in Sacramento County Code Section 6.28. Alternatively, property owners may have the option to obtain an inactivation permit for a well which has not been used for a period of one year but the *owner intends for its use in the future.* This permit is contingent upon meeting the requirements of Sacramento County Code Section 6.28.030(H). An inactivation permit is valid for two years and is currently being offered without charge.

Additional information and the permit application can be found at the Sacramento County Wells Program website: http://www.emd.saccounty.net/EC/Pages/AbandonedWells.aspx

A survey of the well(s) at the property is required to be made prior to the issuance of any permit. Please contact this Department by phone at **(916) 875-8532** or by email at emd-abndwells@saccounty.net.

Sincerely,

Cheryl Hawkins
Environmental Specialist, R.E.H.S.

CH:SH:tk

W:\DATA\WELLS\ABANDONED WELLS\PROPERTY ACCESS LETTERS\LETTERS - FIRST NOTICE\2016 1ST ACCESS REQUEST LETTER\3100 HOOD FRANKLIN RD_SR31517 (2).DOCX

Countywide Services Agency

Environmental Management Department

Environmental Compliance Division
Elise Rothschild, Acting Chief

County of Sacramento

Steven C. Szalay, Interim County Executive
Bruce Wagstaff, Agency Administrator
Val F. Siebal, Department Director

August 3, 2010

Popescu George
7200 Fair Oaks Blvd., 103
Carmichael, CA 95608

Dear Property Owner of Record:

SUBJECT: 3100 HOOD FRANKLIN RD. (APN: 132-0131-015)

Due to a review of records and/or other information, the Sacramento County Environmental Management Department (EMD) believes it is likely that an abandoned or inactive water well(s) is present on your property.

Abandoned water wells have the potential to entrap people or animals. They may also be conduits that allow surface contamination such as pesticides, fertilizer, nitrates, and bacteria to reach drinking water aquifers and may be used without the property owner's knowledge as disposal sites for debris and/or hazardous waste. As such, it is a violation of Sacramento County Code section 6.28 .020 to allow an abandoned well to exist on a property.

We request that you contact **John Lewis** no later than **August 18, 2010**, in order to provide approval for an EMD specialist to gain access to the property or to arrange to meet with the specialist at the property to assess the condition of the well.

Various options exist to property owners found to have abandoned wells on their properties. Due to the cost of proper destruction, owners will often be provided with the option of obtaining inactivation permits for wells no longer in use, provided they are secured to prevent falls/injuries and to prevent possible groundwater contamination. Currently, inactivation permits are provided free of charge to encourage compliance.

Please contact specialist **John Lewis** at **(916) 876-7279** or **(916) 591-2696**.

Sincerely,

Barry Marcus, P.G.
Supervising Environmental Specialist
Sacramento County Environmental Management Dept.
Environmental Compliance Division

BIM:JL:rjd

W:\Data\Lewis\My Abandoned Wells\Property Access Request Letters\95757 Survey\PROPERTY ACCESS REQUEST LETTER Popescu 3100 Hood Franklin Rd 8-2-10 no3.doc

Abandoned Well Identification and Tracking Program Checklist

WP#: 0057621	APN: 13201310150000	GPS of Well: 38. -121.

Address / Location of Well (include nearest cross-street below):

3100 HOOD FRANKLIN RD

Nearest Cross Street:

Listed Owner of Well : OMY I 5		Consent by: CHRIS
USGS Quadrangle:	**Census Tract:** 96.38	**Township:** **Range:** **Section:**
Is this an abandoned well? (Out of service for one year or more). ☒ Yes ☐ No ☐ Unknown **If yes, continue below.**		**Is there an Inactivation Permit on file?** ☐ Yes ☒ No ☐ Unknown

Well Type (Ag, Domestic, Unknown, etc): DOMESTIC

Diameter of Well:	Is Well Log Available? ☐ Yes ☒ No ☐ Unknown

Features/Description of Well:
INOPERABLE DOMESTIC WELL, SEALED. NON HAZARDOUS SITUATION. LOCATED AT END OF DIRT ROAD TO THE RIGHT OF DEMOLISHED STRUCTURE.

Photos obtained? ☒ Yes ☐ No **Is well readily accessible?** ☐ Yes ☒ No

Are Immediate Health/Safety Risks Evident? (If yes, describe, Open Casing > 8" = high risk potential**):**
☐ Yes ☒ No

Program Element			
☐ 4991	Abandoned well - Hand dug	☒ 4994	Abandoned well - Inoperable
☐ 4992	Abandoned well – Open casing	☐ 4995	Geotech
☐ Yes ☐ No	Down Hole Evaluation Performed		
☐ 4993	Abandoned well – Open piping	☐ 4996	Other / Unknown

Other Notes: 2 OTHER WELLS ON PROPERTY. GATE LOCKED, CODE IS 2015.

Investigated by: NATASHA MCCLURG **Date:** *5/31 /2016* **Photos to Imaging?** ☒ Yes ☐ No

06/24/2010 BM:DJ:gfb W:\DATA\FORMSARCHIVE\WP\WELLS\ABANDONED WELLS\ABANDONED WELL ID TRACK PR CHECKLIST.DOC

County of Sacramento ● Environmental Management Department ● Environmental Compliance Division
10590 Armstrong Ave. Ste. A ● Mather, CA 95655 ● (916) 875-8400 ● 8 am-5 pm





3100 HOOD FRANKLIN RD
WP0057621
APN: 013201310150000
DATE: 5/31/16





County of Sacramento ● Environmental Management Department ● Environmental Compliance Division
10590 Armstrong Ave. Ste. A ● Mather, CA 95655 ● (916) 875-8400 ● 8 am-5 pm

Abandoned Well Identification and Tracking Program Checklist

WP#: 0057622	APN: 13202620020000	GPS of Well: 38.37403 -121.47190

Address / Location of Well (include nearest cross-street below):

3100 HOOD FRANKLIN RD

Nearest Cross Street:

Listed Owner of Well : OMY I 5		Consent by: CHRIS
USGS Quadrangle:	**Census Tract:** 96.38	**Township:** **Range:** **Section:**

Is this an abandoned well? (Out of service for one year or more). ☐ Yes ☐ No ☐ Unknown

If yes, continue below.

Is there an Inactivation Permit on file? ☐ Yes ☐ No ☐ Unknown

Well Type (Ag, Domestic, Unknown, etc): Ag

Diameter of Well:

Is Well Log Available? ☐ Yes ☐ No ☐ Unknown

Features/Description of Well:
INOPERABLE AGRICULTURE WELL, OPEN PIPING FROM PUMP TO STANDPIPE. NEEDS SEALED.

Photos obtained? ☐ Yes ☐ No **Is well readily accessible?** ☐ Yes ☐ No

Are Immediate Health/Safety Risks Evident? (If yes, describe, Open Casing > 8" = high risk potential**):** ☐ Yes ☐ No

Program Element

☐ 4991	Abandoned well - Hand dug	☐ 4994	Abandoned well - Inoperable
☐ 4992	Abandoned well – Open casing	☐ 4995	Geotech
☐ Yes ☐ No	Down Hole Evaluation Performed		
☐ 4993	Abandoned well – Open piping	☐ 4996	Other / Unknown

Other Notes: 2 OTHER WELLS ON PROPERTY. GATE LOCKED, CODE IS 2015.

Investigated by: NATASHA MCCLURG **Date:** *5/31 /2016* **Photos to Imaging?** ☐ Yes ☐ No





3100 HOOD FRANKLIN RD
WP0057622
APN: 13202620020000
DATE: 5/31/16
INACTIVATION PHOTOS
OPEN PIPING









3100 HOOD FRANKLIN RD
WP0057622
APN: 13202620020000
DATE: 5/31/16
INACTIVATION PHOTOS
OPEN PIPING

WELL APPLICATION AND PERMIT FORM

ENVIRONMENTAL MANAGEMENT DEPARTMENT – ENVIRONMENTAL COMPLIANCE DIVISION
10590 ARMSTRONG AVENUE • SUITE A • MATHER, CA 95655
TELEPHONE (916) 875-8400 FAX: (916) 875-8513

WELL INSPECTION LINE: (916) 875-8524

IS THIS PERMIT FOR A HAZARDOUS SUBSTANCE INVESTIGATION? ☐ YES ☒ NO

FOR OFFICE USE ONLY — EXPEDITED PROCESSING? ☐ YES ☐ NO

☒ APPROVED ☐ APPROVED W/CONDITIONS (ATTACHED) PERMIT NUMBER(S): 57621

BY: WA Wagner DATE: 5/10/12 DATE RECEIVED: 5/11/12 TOTAL FEE: 0

INITIAL GROUT BY: DATE: RECEIPT NO: exempt DEPTH TO WATER:

FINAL INSPECTION BY: DATE: 5/21/12 WELL DEPTH: GROUT DEPTH:

DESTRUCTION BY: DATE: GPS: N: 38 313226 W: -121 472728

COMMENTS:

96.38 / 05/uniinc

SITE ADDRESS: 3100 Hood Franklin Rd, Elk Grove, CA 95757	
Job Address: 3100 Hood Franklin, Elk Grove	Nearest Major Cross Street: I-5
Property Owner: Omy I-5	Parcel Number(s): 132-0131-015,
Well Contractor:	CA License No.:
Contractor's Address:	
Well/Boring Identification Number(s): WP0057621	

TYPE OF WORK: (California C-57 License required unless noted otherwise)

☐ Well construction ☐ Vault box repair (General A or B) ☐ Well destruction **(SUPPLEMENT REQUIRED)**
☐ Pump replacement (or C-61) ☐ Well repair ☐ Exploratory boring (C-57 if water present)
☒ Well inactivation (Owner only) ☐ Pump repair (or C-61) ☐ Other: _____

INTENDED USE:

☐ Domestic/private ☐ Dewatering ☐ Geotechnical boring
☐ Irrigation/agricultural ☐ Cathodic protection ☐ Environmental boring
☐ Water/vapor monitoring/extraction ☐ Heat exchange ☐ Other: _____
☐ Public water system: _____
(NAME OF WATER PURVEYOR WITH CONTACT NAME AND TELEPHONE NUMBER)

DRILLING METHOD:

☐ Mud rotary ☐ Air Rotary ☐ Cable tool ☐ Auger ☐ Driven ☐ Other: _____

SETBACKS: (Wells only)

Is the well located within 50 feet of a: ☐ sewer line, ☐ stream, ☐ ditch, ☐ drainage course, ☐ pond, or ☐ lake? ☐ No
Is the well located within 100 feet of a: ☐ septic tank, ☐ leach line, ☐ deep trench, or ☐ animal enclosure? ☐ No

SPECIFICATIONS:

BOREHOLE: Diameter: _____ Depth: _____ CASING: Diameter: _____ Depth: _____
Diameter: _____ Depth: _____ CASING: Diameter: _____ Depth: _____
CONDUCTOR: Diameter: _____ Depth: _____ IF STEEL: Gauge: _____ or Thickness: _____
ANNULAR SEAL: Depth: _____ Material: _____ IF PLASTIC: Type: _____ (Must meet ASTM F-480)
TRANSITION SEAL: Material: _____ MULTIPLE COMPLETION? ☐ Yes **(DIAGRAM REQUIRED)**
COMMENTS: _____

PUMP INSTALLATION/REPAIR:

Contractor: _____
License Number: _____ Type of Pump: _____ Horsepower: _____

I will comply with all Codes, Rules and Regulations of the State and County pertaining to or regulating wells and pumps, **call (916) 875-8524 for a grout inspection at least 24 hours prior to the requested appointment time**, submit a "Well Completion Report" (if required) within 60 days of the completion of my work so a final inspection can be made, and obtain WPD approval before placing a well in service.

SIGNATURE: X _____ ☒ Property Owner
PRINTED NAME: Arko Oppe ☐ Well Contractor
COMPANY: Omy I-5 ☐ Agent **(REQUIRES AUTHORIZATION FORM)**
MAILING ADDRESS: c/o 3100 College Town Dr #201, Sacramento CA 95826
PHONE NUMBER: 916 386-0141 FIELD PHONE: _____

A SITE PLAN MUST BE SUBMITTED WITH EACH APPLICATION.
PERMIT EXPIRES ONE (1) YEAR AFTER DATE APPROVED (UNLESS EXTENDED)

SACRAMENTO COUNTY

APN: 13201310150000

Print date: 6/16/2016



1" = 296'

N

Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

Information for Parcel:
132-0131-015-0000

PROPERTY INFORMATION

Assessor Parcel #	13201310150000
Situs Address	3100 HOOD FRANKLIN RD
Postal City/Zip	ELK GROVE 95757
Jurisdiction	UNINCORPORATED

PARCEL ADDRESSES

Address	Source
3100 HOOD FRANKLIN RD	ASSESSOR_NEWAIMS

OWNER INFORMATION

Owner	OMY I 5
Care Of	ARLEN OPPER
Mailing Address	7700 COLLEGE TOWN DR 201 SACRAMENTO, CA 95826
Transfer Date	2015-03-23
Transfer Type	GRANT DEED/CORP. DEED/GIFT DEED/JNT TEN DEED
Deed	View Property Transfer Document

POLITICAL DISTRICTS

County Supervisor District	Don Nottoli - District 5
State Assembly District	Jim Cooper (9)
State Senate District	Lois Wolk (3)
US Congressional District	JOHN GARAMENDI (3)

TAGS

FEMA Flood Zone

Please contact the Department of Water Resources (DWR) regarding the following requirements: This property is located in a special flood hazard area on the FEMA flood insurance rate map. All improvements are subject to minimum floor elevation and other development requirements in accordance with the Sacramento County Floodplain Management Ordinance. BPI staff, for help with DWR holds, please contact: 1. Steve Kanelos at 874-6490, 2. Eugene Balinski at 874-2765, 3. Drainage Development permit review hotline at 531-4680. Or as backup: Mark Rains at 874-8649, Michael Meaney at 874-1321, Shayan Rehman at 874-3768, or Ramon Cooks at 874-8846

PARCEL NOTES

No Parcel Notes are available for this parcel.

Add a Note

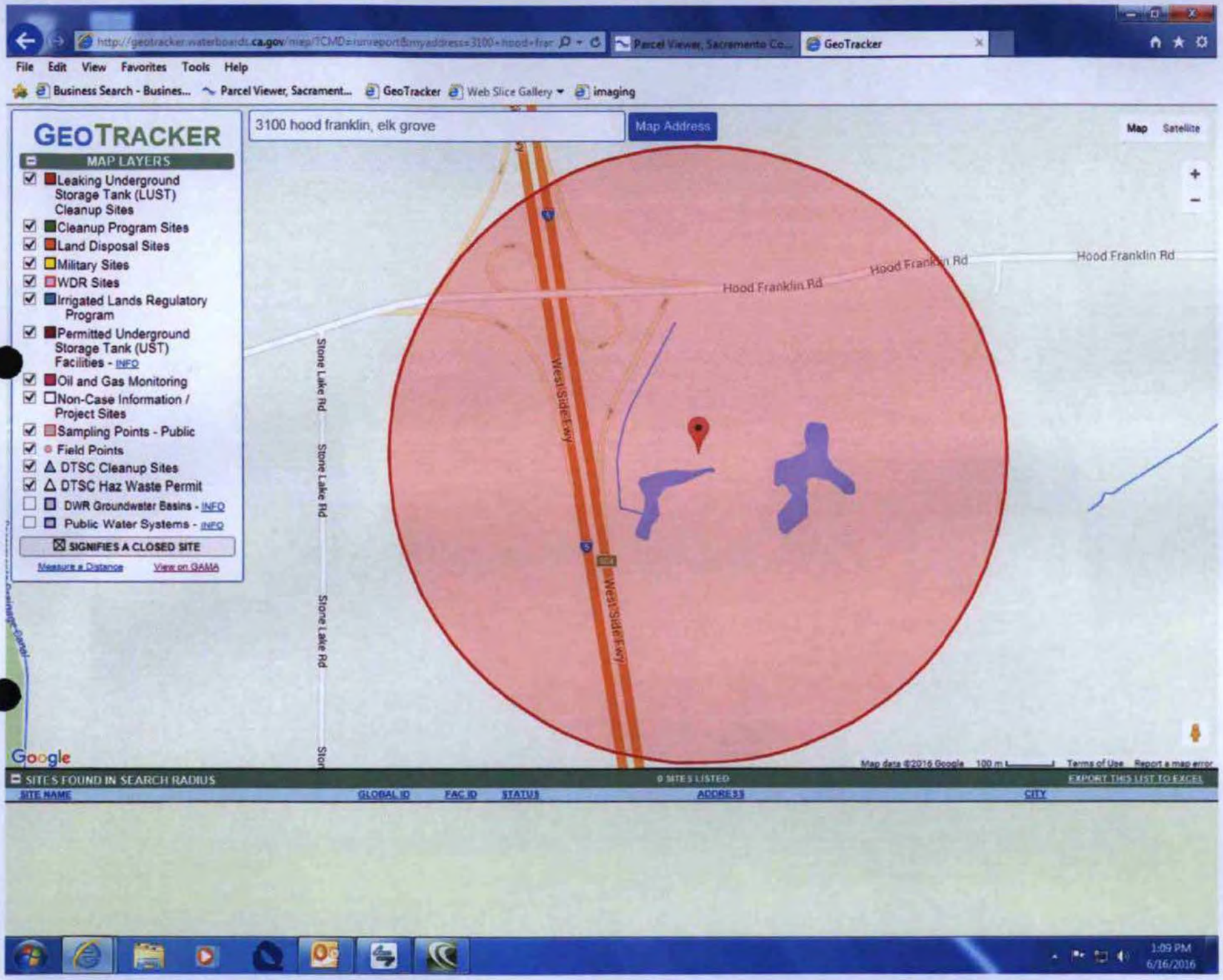
Note	Ref	By	Section	Date

FEMA FLOOD ZONE

FEMA Flood Zone: AE

EMD

Septic Test Drill Requirements: Perc Test & System Design Required


GeoTracker
Parcel Viewer, Sacramento Co...
File Edit View Favorites Tools Help
Business Search - Busines...
Parcel Viewer, Sacrament...
GeoTracker
Web Slice Gallery
imaging
GEOTRACKER
MAP LAYERS
Leaking Underground Storage Tank (LUST) Cleanup Sites
Cleanup Program Sites
Land Disposal Sites
Military Sites
WDR Sites
Irrigated Lands Regulatory Program
Permitted Underground Storage Tank (UST) Facilities - INFO
Oil and Gas Monitoring
Non-Case Information / Project Sites
Sampling Points - Public
Field Points
DTSC Cleanup Sites
DTSC Haz Waste Permit
DWR Groundwater Basins - INFO
Public Water Systems - INFO
SIGNIFIES A CLOSED SITE
Measure a Distance
View on GAMA
3100 hood franklin, elk grove
Map Address
Map
Satellite
Hood Franklin Rd
Hood Franklin Rd
Hood Franklin Rd
Stone Lake Rd
Stone Lake Rd
Stone Lake Rd
West Side Fwy
West Side Fwy
Google
Map data ©2016 Google
100 m
Terms of Use
Report a map error
SITES FOUND IN SEARCH RADIUS
0 SITES LISTED
EXPORT THIS LIST TO EXCEL
SITE NAME
GLOBAL ID
FAC ID
STATUS
ADDRESS
CITY
1:09 PM
6/16/2016

Environmental Management Department
Val F. Siebal, Director

August 10, 2016

OMY I-5
c/o Chris Fontes
7700 College Town Dr #201
Sacramento, CA 95826

Dear Property Owner:

SUBJECT: EMD WELL INACTIVATION PERMIT #WP0057621 & #WP0057622
3100 HOOD FRANKLIN RD, ELK GROVE, CA 95757
(APN: 132-0131-015-0000 & 132-0262-002-0000)

We have received and approved your permit application for the inactivation of a supply well located at the subject site. We have attached a copy of your approved permit for your records.

No further action is necessary at this time.

The term of your permit is two years from the date it was issued, so it will expire on **AUGUST 5, 2018.** Prior to that time you will need to either renew the inactivation permit, bring the well back into service, or submit an application for the legal destruction of the well. You may access forms and information online at our "Well Program" website:
http://www.emd.saccounty.net/EC/Pages/AbondonedWells.aspx

Thank you for your cooperation. If you have any further questions, please feel free to contact me at (916) 875-8532.

Sincerely,

Chris Pace

Chris Pace
Supervising Environmental Specialist
Sacramento County Environmental management Department

CP:nm

Attachment (2)

W:\Data\WELLS\ABANDONED WELLS\INACTIVATION PERMITS\TEMPLATES\TEMPLATE- APPROVED INACTIVATION.docx

Abandoned Well Identification and Tracking Program Checklist

WP#: 0057621	APN: 13201310150000	GPS of Well: 38. -121.

Address / Location of Well (include nearest cross-street below):

3100 HOOD FRANKLIN RD

Nearest Cross Street:

Listed Owner of Well : OMY I 5		Consent by: CHRIS
USGS Quadrangle:	**Census Tract:** 96.38	**Township:** **Range:** **Section:**

Is this an abandoned well? (Out of service for one year or more). ☐ Yes ☐ No ☐ Unknown

If yes, continue below.

Is there an Inactivation Permit on file? ☐ Yes ☐ No ☐ Unknown

Well Type (Ag, Domestic, Unknown, etc): DOMESTIC

Diameter of Well:

Is Well Log Available? ☐ Yes ☐ No ☐ Unknown

Features/Description of Well:
INOPERABLE DOMESTIC WELL, SEALED. NON HAZARDOUS SITUATION. LOCATED AT END OF DIRT ROAD TO THE RIGHT OF DEMOLISHED STRUCTURE.

Photos obtained? ☐ Yes ☐ No **Is well readily accessible?** ☐ Yes ☐ No

Are Immediate Health/Safety Risks Evident? (If yes, describe, Open Casing > 8" = high risk potential**):**
☐ Yes ☐ No

Program Element			
☐ 4991	Abandoned well - Hand dug	☐ 4994	Abandoned well - Inoperable
☐ 4992	Abandoned well – Open casing	☐ 4995	Geotech
☐ Yes ☐ No	Down Hole Evaluation Performed		
☐ 4993	Abandoned well – Open piping	☐ 4996	Other / Unknown

Other Notes: 2 OTHER WELLS ON PROPERTY. GATE LOCKED, CODE IS 2015.

Investigated by: NATASHA MCCLURG **Date:** *5/31 /2016* **Photos to Imaging?** ☐ Yes ☐ No

County of Sacramento ● Environmental Management Department ● Environmental Compliance Division
10590 Armstrong Ave. Ste. A ● Mather, CA 95655 ● (916) 875-8400 ● 8 am-5 pm





3100 HOOD FRANKLIN RD
WP0057621
APN: 013201310150000
DATE: 5/31/16





WELL PERMIT TIME LOG SHEET

FIRST PERMIT: WP0057621 PAID TIME: 2.0 HOURS	SITE ADDRESS: 3100 HOOD FRANKLIN RD OMY I5 -WELL INACTIVATION

Date	Specialist	Activity	Hours	Time Remaining	Envision Updated
06/16/16	NM	Permit processing / scheduling	0.5	1.5	x
6/10/16	SH	final inspection / permit process	0.5	1.0	X

WELL APPLICATION AND PERMIT FORM

ENVIRONMENTAL MANAGEMENT DEPARTMENT – ENVIRONMENTAL COMPLIANCE DIVISION
10590 ARMSTRONG AVENUE • SUITE A • MATHER, CA 95655
TELEPHONE (916) 875-8400 FAX: (916) 875-8513

WELL INSPECTION LINE: (916) 875-8524

IS THIS PERMIT FOR A HAZARDOUS SUBSTANCE INVESTIGATION? ☐ YES ☒ NO

FOR OFFICE USE ONLY			
☒ APPROVED ☐ APPROVED W/CONDITIONS (ATTACHED)		EXPEDITED PROCESSING? ☐ YES ☐ NO	
BY: [illegible]	DATE: 8/2/16	PERMIT NUMBER(S): 54622	
INITIAL GROUT BY:	DATE:	DATE RECEIVED: 8/1/16	TOTAL FEE: 25
FINAL INSPECTION BY:	DATE: 8/15/16	RECEIPT NO: [illegible]	DEPTH TO WATER:
DESTRUCTION BY:	DATE:	WELL DEPTH:	GROUT DEPTH:
COMMENTS:		GPS: N: 38.27403	W: -121.47190

96.38/D5/uninc

SITE ADDRESS: 3100 Hood Franklin, Elk Grove, CA 95758	
Job Address: 3100 Hood Franklin, Elk Grove	Nearest Major Cross Street: I-5
Property Owner: Omy I-5	Parcel Number(s): 132026200200000 ~~132-0262-002~~
Well Contractor:	CA License No.:
Contractor's Address:	
Well/Boring Identification Number(s): WP0057622	

TYPE OF WORK: (California C-57 License required unless noted otherwise)

☐ Well construction ☐ Vault box repair (General A or B) ☐ Well destruction **(SUPPLEMENT REQUIRED)**
☐ Pump replacement (or C-61) ☐ Well repair ☐ Exploratory boring (C-57 if water present)
☒ Well inactivation (Owner only) ☐ Pump repair (or C-61) ☐ Other: _____

INTENDED USE:

☐ Domestic/private ☐ Dewatering ☐ Geotechnical boring
☒ Irrigation/agricultural ☐ Cathodic protection ☐ Environmental boring
☐ Water/vapor monitoring/extraction ☐ Heat exchange ☐ Other: _____
☐ Public water system: _____
(NAME OF WATER PURVEYOR WITH CONTACT NAME AND TELEPHONE NUMBER)

DRILLING METHOD:

☐ Mud rotary ☐ Air Rotary ☐ Cable tool ☐ Auger ☐ Driven ☐ Other: _____

SETBACKS: (Wells only)

Is the well located within 50 feet of a: ☐ sewer line, ☐ stream, ☐ ditch, ☐ drainage course, ☐ pond, or ☐ lake? ☐ No
Is the well located within 100 feet of a: ☐ septic tank, ☐ leach line, ☐ deep trench, or ☐ animal enclosure? ☐ No

SPECIFICATIONS:

BOREHOLE: Diameter: _____ Depth: _____ CASING: Diameter: _____ Depth: _____
Diameter: _____ Depth: _____ CASING: Diameter: _____ Depth: _____
CONDUCTOR: Diameter: _____ Depth: _____ IF STEEL: Gauge: _____ or Thickness: _____
ANNULAR SEAL: Depth: _____ Material: _____ IF PLASTIC: Type: _____ (Must meet ASTM F-480)
TRANSITION SEAL: Material: _____ MULTIPLE COMPLETION? ☐ Yes **(DIAGRAM REQUIRED)**
COMMENTS: _____

PUMP INSTALLATION/REPAIR:

Contractor: _____
License Number: _____ Type of Pump: _____ Horsepower: _____

I will comply with all Codes, Rules and Regulations of the State and County pertaining to or regulating wells and pumps, **call (916) 875-8524 for a grout inspection at least 24 hours prior to the requested appointment time**, submit a "Well Completion Report" (if required) within 60 days of the completion of my work so a final inspection can be made, and obtain WPD approval before placing a well in service.

SIGNATURE: X _____ ☒ Property Owner
PRINTED NAME: Arvin Oppe ☐ Well Contractor
COMPANY: Omy I-5 ☐ Agent **(REQUIRES AUTHORIZATION FORM)**
MAILING ADDRESS: c/o 7700 College Town Dr #201, Sacramento CA 95826
PHONE NUMBER: 916 386-2141 FIELD PHONE: _____

A SITE PLAN MUST BE SUBMITTED WITH EACH APPLICATION.
PERMIT EXPIRES ONE (1) YEAR AFTER DATE APPROVED (UNLESS EXTENDED)

SACRAMENTO COUNTY

APN: 13202620020000

Print date: 6/16/2016



1" = 148'

N

Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

Information for Parcel:
132-0262-002-0000

PROPERTY INFORMATION

Assessor Parcel #	13202620020000
Situs Address	HOOD-FRANKLIN RD
Postal City/Zip	ELK GROVE 95758
Jurisdiction	UNINCORPORATED

PARCEL ADDRESSES

No additional addresses are available for this parcel.

OWNER INFORMATION

Owner	OMY I 5
Care Of	ARLEN OPPER
Mailing Address	7700 COLLEGE TOWN DR 201 SACRAMENTO, CA 95826
Transfer Date	2015-03-23
Transfer Type	GRANT DEED/CORP. DEED/GIFT DEED/JNT TEN DEED
Deed	View Property Transfer Document

POLITICAL DISTRICTS

County Supervisor District	Don Nottoli - District 5
State Assembly District	Jim Cooper (9)
State Senate District	Lois Wolk (3)
US Congressional District	JOHN GARAMENDI (3)

TAGS

FEMA Flood Zone

Please contact the Department of Water Resources (DWR) regarding the following requirements: This property is located in a special flood hazard area on the FEMA flood insurance rate map. All improvements are subject to minimum floor elevation and other development requirements in accordance with the Sacramento County Floodplain Management Ordinance. BPI staff, for help with DWR holds, please contact: 1. Steve Kanelos at 874-6490, 2. Eugene Balinski at 874-2765, 3. Drainage Development permit review hotline at 531-4680. Or as backup: Mark Rains at 874-8649, Michael Meaney at 874-1321, Shayan Rehman at 874-3768, or Ramon Cooks at 874-8846

PARCEL NOTES

No Parcel Notes are available for this parcel.

Add a Note

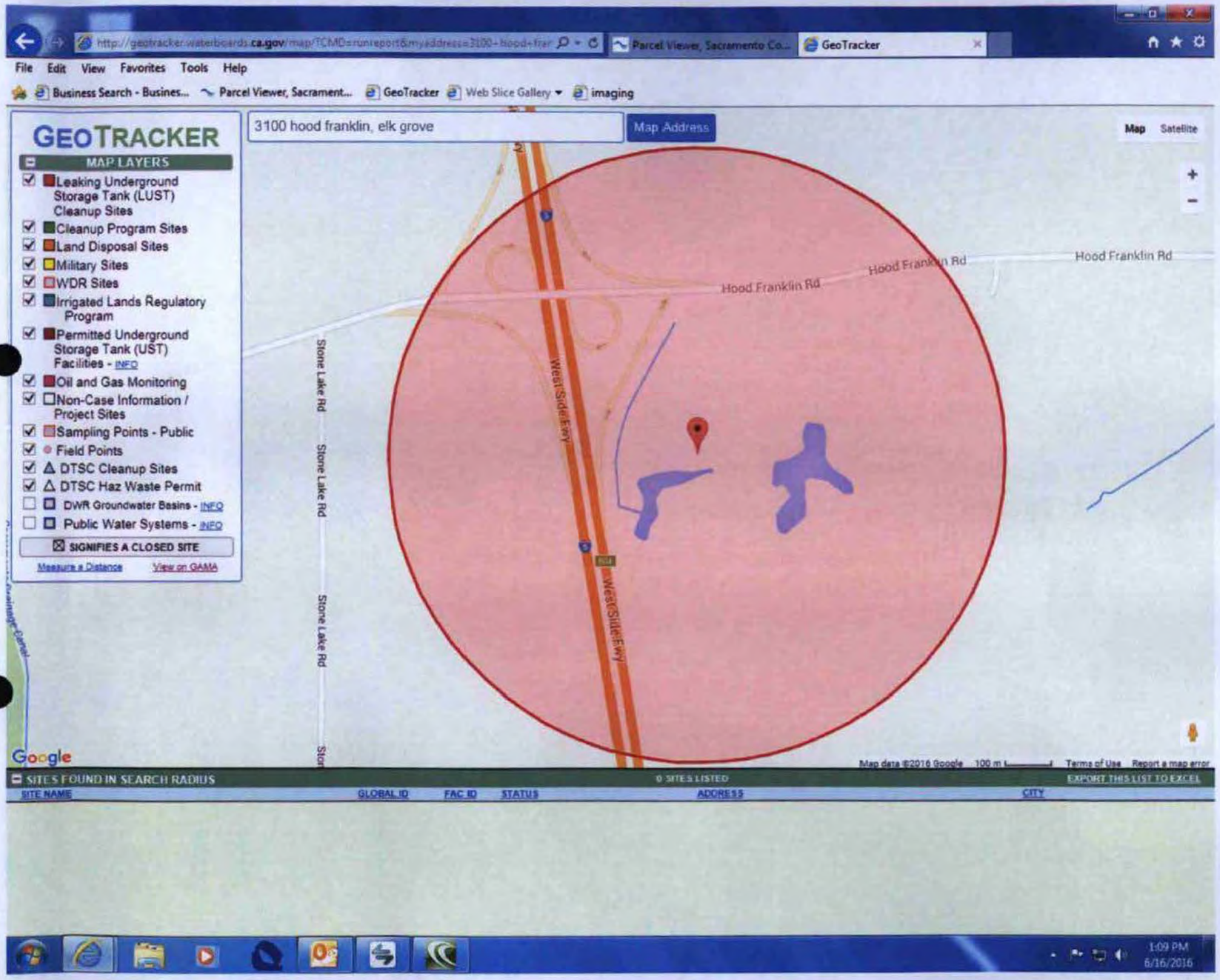
Note	Ref	By	Section	Date

FEMA FLOOD ZONE

FEMA Flood Zone: AE

EMD

Septic Test Drill Requirements: Perc Test & System Design Required


http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3100+hood+fran
Parcel Viewer, Sacramento Co...
GeoTracker
File Edit View Favorites Tools Help
Business Search - Busines...
Parcel Viewer, Sacrament...
GeoTracker
Web Slice Gallery
imaging
GEOTRACKER
MAP LAYERS
Leaking Underground Storage Tank (LUST) Cleanup Sites
Cleanup Program Sites
Land Disposal Sites
Military Sites
WDR Sites
Irrigated Lands Regulatory Program
Permitted Underground Storage Tank (UST) Facilities - INFO
Oil and Gas Monitoring
Non-Case Information / Project Sites
Sampling Points - Public
Field Points
DTSC Cleanup Sites
DTSC Haz Waste Permit
DWR Groundwater Basins - INFO
Public Water Systems - INFO
SIGNIFIES A CLOSED SITE
Measure a Distance
View on GAMA
3100 hood franklin, elk grove
Map Address
Map
Satellite
Hood Franklin Rd
Hood Franklin Rd
Hood Franklin Rd
Stone Lake Rd
Stone Lake Rd
Stone Lake Rd
West Side Fwy
West Side Fwy
Google
Map data ©2016 Google
100 m
Terms of Use
Report a map error
SITES FOUND IN SEARCH RADIUS
0 SITES LISTED
EXPORT THIS LIST TO EXCEL
SITE NAME
GLOBAL ID
FAC ID
STATUS
ADDRESS
CITY
1:09 PM
6/16/2016

Environmental Management Department
Val F. Siebal, Director

August 10, 2016

OMY I-5
c/o Chris Fontes
7700 College Town Dr #201
Sacramento, CA 95826

Dear Property Owner:

SUBJECT: EMD WELL INACTIVATION PERMIT #WP0057621 & #WP0057622
3100 HOOD FRANKLIN RD, ELK GROVE, CA 95757
(APN: 132-0131-015-0000 & 132-0262-002-0000)

We have received and approved your permit application for the inactivation of a supply well located at the subject site. We have attached a copy of your approved permit for your records.

No further action is necessary at this time.

The term of your permit is two years from the date it was issued, so it will expire on **AUGUST 5, 2018.** Prior to that time you will need to either renew the inactivation permit, bring the well back into service, or submit an application for the legal destruction of the well. You may access forms and information online at our "Well Program" website:
http://www.emd.saccounty.net/EC/Pages/AbondonedWells.aspx

Thank you for your cooperation. If you have any further questions, please feel free to contact me at (916) 875-8532.

Sincerely,

Chris Pace

Chris Pace
Supervising Environmental Specialist
Sacramento County Environmental management Department

CP:nm

Attachment (2)

W:\Data\WELLS\ABANDONED WELLS\INACTIVATION PERMITS\TEMPLATES\TEMPLATE- APPROVED INACTIVATION.docx





3100 HOOD FRANKLIN RD
WP0057622
APN: 13202620020000
08/05/2016
WELL FINAL PHOTOS

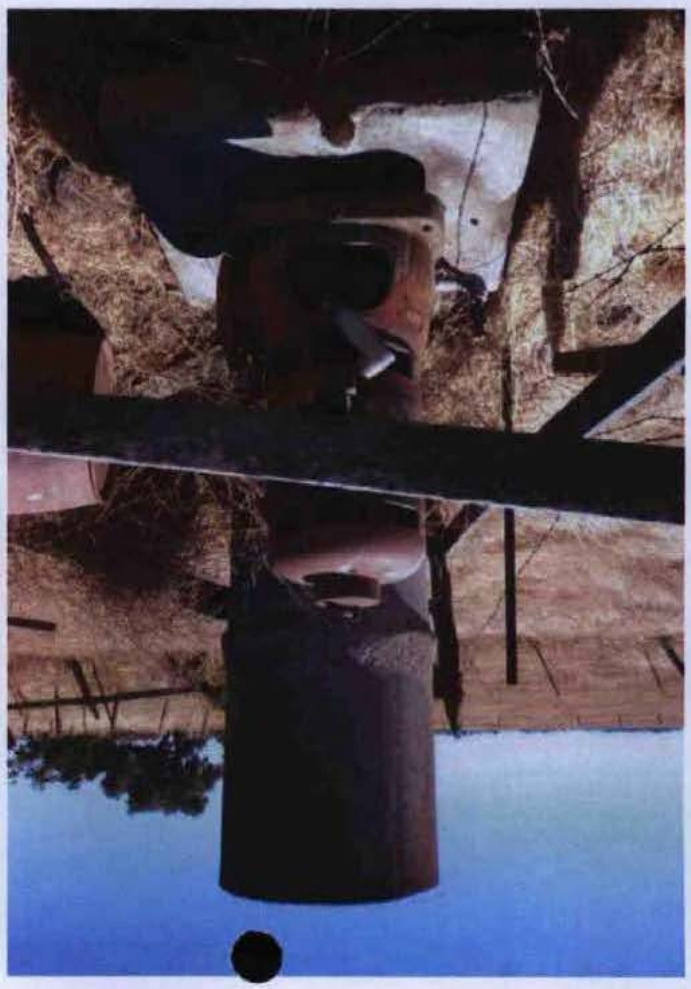












Abandoned ell Identification and Tra ing Program Checklist

WP#: 0057622	APN: 13202620020000	GPS of Well: 38.37403 -121.47190

Address / Location of Well (include nearest cross-street below):

3100 HOOD FRANKLIN RD

Nearest Cross Street:

Listed Owner of Well : OMY I 5		Consent by: CHRIS
USGS Quadrangle:	Census Tract: 96.38	Township: Range: Section:

Is this an abandoned well? (Out of service for one year or more). ☒ Yes ☐ No ☐ Unknown

If yes, continue below.

Is there an Inactivation Permit on file? ☐ Yes ☒ No ☐ Unknown

Well Type (Ag, Domestic, Unknown, etc): Ag

Diameter of Well:	Is Well Log Available? ☐ Yes ☐ No ☐ Unknown

Features/Description of Well:
AGRICULTURE WELL, OPEN PIPING FROM PUMP TO STANDPIPE. NEEDS SEALED.

Photos obtained? ☒ Yes ☐ No **Is well readily accessible?** ☐ Yes ☒ No

Are Immediate Health/Safety Risks Evident? (If yes, describe, Open Casing > 8" = high risk potential):
☐ Yes ☒ No

Program Element			
☐ 4991	Abandoned well - Hand dug	☐ 4994	Abandoned well - Inoperable
☐ 4992	Abandoned well – Open casing	☐ 4995	Geotech
☐ Yes ☒ No	Down Hole Evaluation Performed		
☒ 4993	Abandoned well – Open piping	☐ 4996	Other / Unknown

Other Notes: 2 OTHER WELLS ON PROPERTY. GATE LOCKED, CODE IS 2015.

Investigated by: NATASHA MCCLURG **Date:** *5/31 /2016* **Photos to Imaging?** ☐ Yes ☐ No

06/24/2010 BM:DJ:gfb W:\DATA\FORMSARCHIVE\WP\WELLS\ABANDONED WELLS\ABANDONED WELL ID TRACK PR CHECKLIST.DOC

County of Sacramento ● Environmental Management Department ● Environmental Compliance Division
10590 Armstrong Ave. Ste. A ● Mather, CA 95655 ● (916) 875-8400 ● 8 am-5 pm





3100 HOOD FRANKLIN RD
WP0057622
APN: 13202620020000
DATE: 5/31/16
INACTIVATION PHOTOS
OPEN PIPING









3100 HOOD FRANKLIN RD
WP0057622
APN: 13202620020000
DATE: 5/31/16
INACTIVATION PHOTOS
OPEN PIPING

WELL PERMIT TIME LOG SHEET

2015

FIRST PERMIT: WP0057622	SITE ADDRESS: 3100 HOOD FRANKLIN RD
PAID TIME: 2.0 HOURS	OMY 15 -WELL INACTIVATION

Date	Specialist	Activity	Hours	Time Remaining	Envision Updated
06/16/16	NM	Permit processing / scheduling	0.5	1.5	x
08/05/16	SH	final inspection	1.0	.5	x
08/05/16	SH	permit processing	.5	.0	x

Gish, Kennedy

From: Virginia Muller <VMuller@airquality.org>
Sent: Monday, November 13, 2023 11:13 AM
To: Gish, Kennedy
Cc: Elena Torres
Subject: Sac Metro Air District Public Records Act (PRA) Request 2947 - 11062023 Re 3100 Hood Franklin Road and two adjoining parcels

CAUTION: This message originated from outside the Partner organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kennedy:

No documents were found related to the above captioned address.

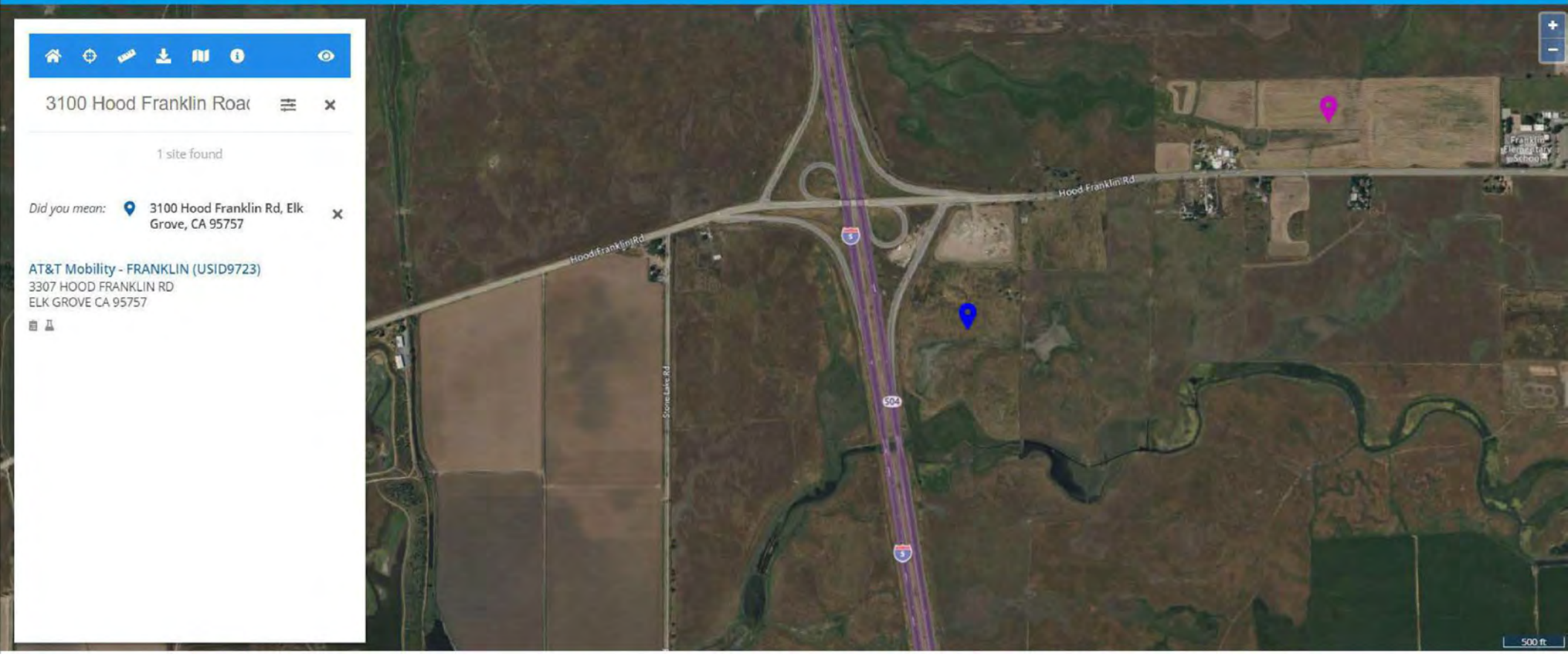
Sincerely,
Virginia

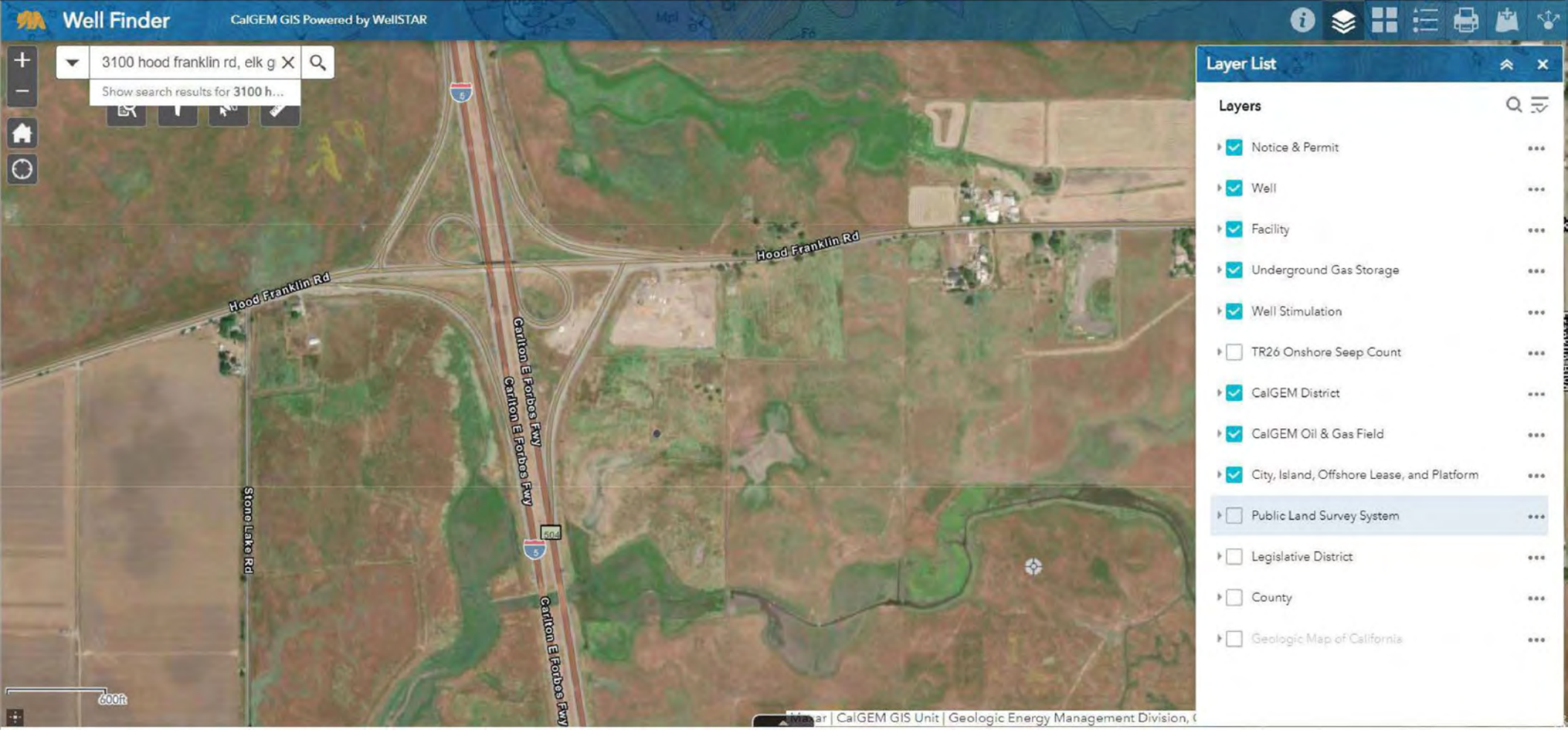
Virginia Muller
Legal Assistant II / Clerk of the Hearing Board
Work: (279) 207-1138

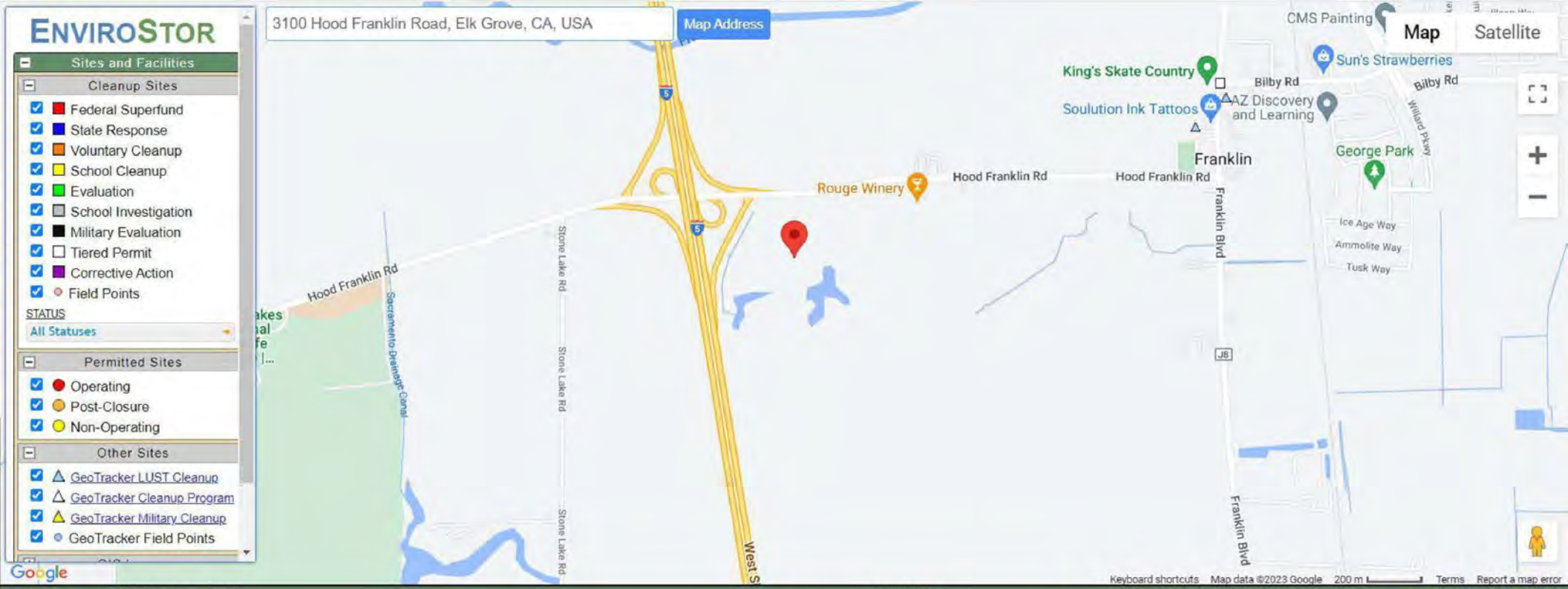
SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

www.airquality.org

CalEPA CalEPA Regulated Site Portal

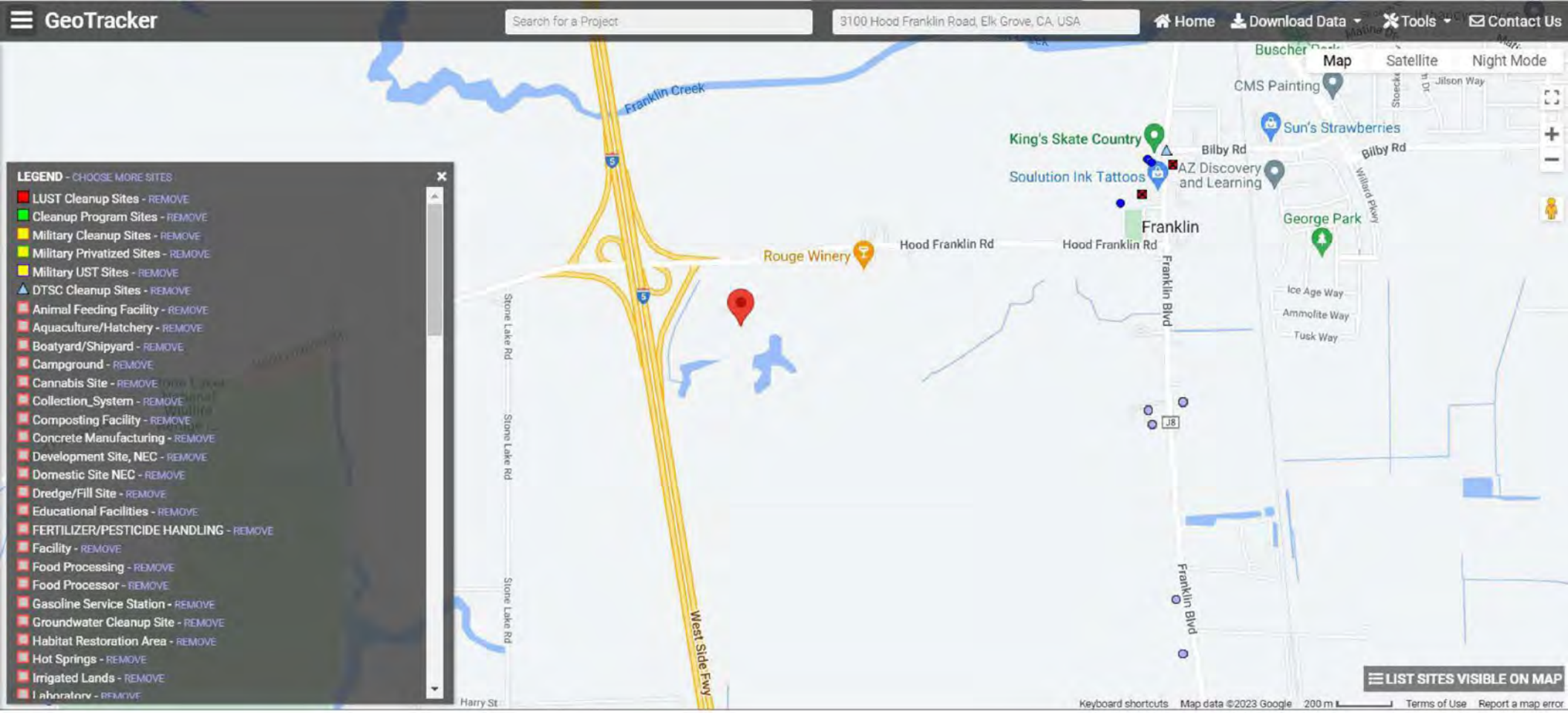



Well Finder
CalGEM GIS Powered by WellSTAR
3100 hood franklin rd, elk g
Show search results for 3100 h...
Layer List
Layers
Notice & Permit
Well
Facility
Underground Gas Storage
Well Stimulation
TR26 Onshore Seep Count
CalGEM District
CalGEM Oil & Gas Field
City, Island, Offshore Lease, and Platform
Public Land Survey System
Legislative District
County
Geologic Map of California
Hood Franklin Rd
Hood Franklin Rd
Carlton E Forbes Fwy
Carlton E Forbes Fwy
Carlton E Forbes Fwy
Stone Lake Rd
600ft
CalGEM GIS Unit | Geologic Energy Management Division,



SITES CURRENTLY VISIBLE ON MAP — 1 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
FIRING LINE	NO FURTHER ACTION	TIERED PERMIT	FIRING LINE	ELK GROVE


GeoTracker
Search for a Project
3100 Hood Franklin Road, Elk Grove, CA, USA
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
LEGEND - CHOOSE MORE SITES
LUST Cleanup Sites - REMOVE
Cleanup Program Sites - REMOVE
Military Cleanup Sites - REMOVE
Military Privatized Sites - REMOVE
Military UST Sites - REMOVE
DTSC Cleanup Sites - REMOVE
Animal Feeding Facility - REMOVE
Aquaculture/Hatchery - REMOVE
Boatyard/Shipyard - REMOVE
Campground - REMOVE
Cannabis Site - REMOVE
Collection_System - REMOVE
Composting Facility - REMOVE
Concrete Manufacturing - REMOVE
Development Site, NEC - REMOVE
Domestic Site NEC - REMOVE
Dredge/Fill Site - REMOVE
Educational Facilities - REMOVE
FERTILIZER/PESTICIDE HANDLING - REMOVE
Facility - REMOVE
Food Processing - REMOVE
Food Processor - REMOVE
Gasoline Service Station - REMOVE
Groundwater Cleanup Site - REMOVE
Habitat Restoration Area - REMOVE
Hot Springs - REMOVE
Irrigated Lands - REMOVE
Laboratory - REMOVE
Franklin Creek
Rouge Winery
Hood Franklin Rd
Hood Franklin Rd
Franklin
King's Skate Country
Soulution Ink Tattoos
Bilby Rd
Bilby Rd
AZ Discovery and Learning
Sun's Strawberries
CMS Painting
George Park
Ice Age Way
Ammolite Way
Tusk Way
Franklin Blvd
Franklin Blvd
Willard Pkwy
Stone Lake Rd
Stone Lake Rd
Stone Lake Rd
West Side Fwy
Harry St
J8
LIST SITES VISIBLE ON MAP
Keyboard shortcuts
Map data ©2023 Google
200 m
Terms of Use
Report a map error

Search

Map Unit Legend

Sacramento County, California (CA067)

Sacramento County, California (CA067)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
115	Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes	10.3	19.6%
134	Dierssen sandy clay loam, drained, 0 to 2 percent slopes	0.1	0.2%
213	San Joaquin silt loam, leveled, 0 to 1 percent slopes	32.7	62.2%
214	San Joaquin silt loam, 0 to 3 percent slopes	0.5	1.0%
247	Water	8.9	17.0%
Totals for Area of Interest		**52.6**	**100.0%**

Legend

Soil Map

Scale (not to scale)



APPENDIX C: REGULATORY DATABASE REPORT

ERIS

DATABASE REPORT

Project Property:	*Three Greenfield Development Parcels* *Hood Franklin Road & Kammerer Road* *ELK GROVE CA 95757*
Project No:	*23-424322.1*
Report Type:	*Database Report*
Order No:	*23103100749*
Requested by:	*Partner Engineering and Science, Inc.*
Date Completed:	*November 1, 2023*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....9
Executive Summary: Site Report Summary - Surrounding Properties.....10
Executive Summary: Summary by Data Source.....11
Map.....13
Aerial.....16
Topographic Map.....17
Detail Report.....18
Unplottable Summary.....24
Unplottable Report.....25
Appendix: Database Descriptions.....26
Definitions.....44

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property:		*Three Greenfield Development Parcels* *Hood Franklin Road & Kammerer Road ELK GROVE CA 95757*
Project No:		*23-424322.1*
Coordinates:		
	Latitude:	*38.3754302*
	Longitude:	*-121.4764776*
	UTM Northing:	*4,248,298.90*
	UTM Easting:	*633,384.72*
	UTM Zone:	*10S*
Elevation:		*12 FT*

Order Information:

Order No:	*23103100749*
Date Requested:	*October 31, 2023*
Requested by:	*Partner Engineering and Science, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*Smart CD Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	***1***	0	0	-	-	***1***
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	**1**	**1**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	**1**	0	-	-	**1**
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County								
TOX SACRMNTO	Y	0.5	0	0	0	0	-	0
HAZ SACRMNTO	Y	0.25	0	**2**	0	-	-	**2**
Additional Environmental Records								
Federal								
FINDS/FRS	Y	PO	**1**	-	-	-	-	**1**
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
Total:			**2**	**4**	0	0	**1**	**7**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	RCRA NON GEN	AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC	3100 HOOD FRANKLIN RD ELK GROVE CA 95757 ***EPA Handler ID:*** *CAC003132274*	NE	0.00 / 0.00	0	18 p1p-1[illegible]9323-x1x
1	FINDS/FRS	AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC	3100 HOOD FRANKLIN RD ELK GROVE CA 95757 ***Registry ID:*** *110071113332*	NE	0.00 / 0.00	0	19 p1p-1[illegible]1006-x1x

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	HAZ SACRMNTO	Verizon Wireless Hood Franklin	3307 Hood Franklin Rd Hood CA 95639	ENE	0.11 / 601.00	1	19
2	DELISTED COUNTY	AT&T MOBILITY-FRANKLIN (9723)	3307 HOOD FRANKLIN RD Elk Grove CA 95757	ENE	0.11 / 601.00	1	20
2	HAZ SACRMNTO	AT&T MOBILITY-FRANKLIN (USID9723)	3307 HOOD FRANKLIN RD ELK GROVE CA 95757	ENE	0.11 / 601.00	1	20
2	CERS HAZ	AT&T Mobility - FRANKLIN (USID9723)	3307 HOOD FRANKLIN RD ELK GROVE CA 95757	ENE	0.11 / 601.00	1	20
3	ENVIROSTOR	FIRING LINE	FIRING LINE ELK GROVE CA 95757	ENE	0.85 / 4,510.12	5	22
			***Estor/EPA ID*	*Cleanup Status:*** 71003815 | NO FURTHER ACTION AS OF			

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jul 10, 2023 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC	3100 HOOD FRANKLIN RD ELK GROVE CA 95757	NE	0.00 / 0.00	1
	***EPA Handler ID**: CAC003132274*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 1, 2023 has found that there are 1 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FIRING LINE	FIRING LINE ELK GROVE CA 95757	ENE	0.85 / 4,510.12	3
	***Estor/EPA ID**	**Cleanup Status**: 71003815	NO FURTHER ACTION AS OF*		

DELISTED COUNTY - Delisted County Records

A search of the DELISTED COUNTY database, dated Oct 6, 2023 has found that there are 1 DELISTED COUNTY site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T MOBILITY-FRANKLIN (9723)	3307 HOOD FRANKLIN RD Elk Grove CA 95757	ENE	0.11 / 601.00	2

County

HAZ SACRMNTO - Sacramento County - Master Hazardous Materials Facility List

A search of the HAZ SACRMNTO database, dated Aug 2, 2021 has found that there are 2 HAZ SACRMNTO site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T MOBILITY-FRANKLIN (USID9723)	3307 HOOD FRANKLIN RD ELK GROVE CA 95757	ENE	0.11 / 601.00	2

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Verizon Wireless Hood Franklin	3307 Hood Franklin Rd Hood CA 95639	ENE	0.11 / 601.00	2

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Mar 2, 2023 has found that there are 1 FINDS/FRS site(s) within approximately 0.02miles of the project property.

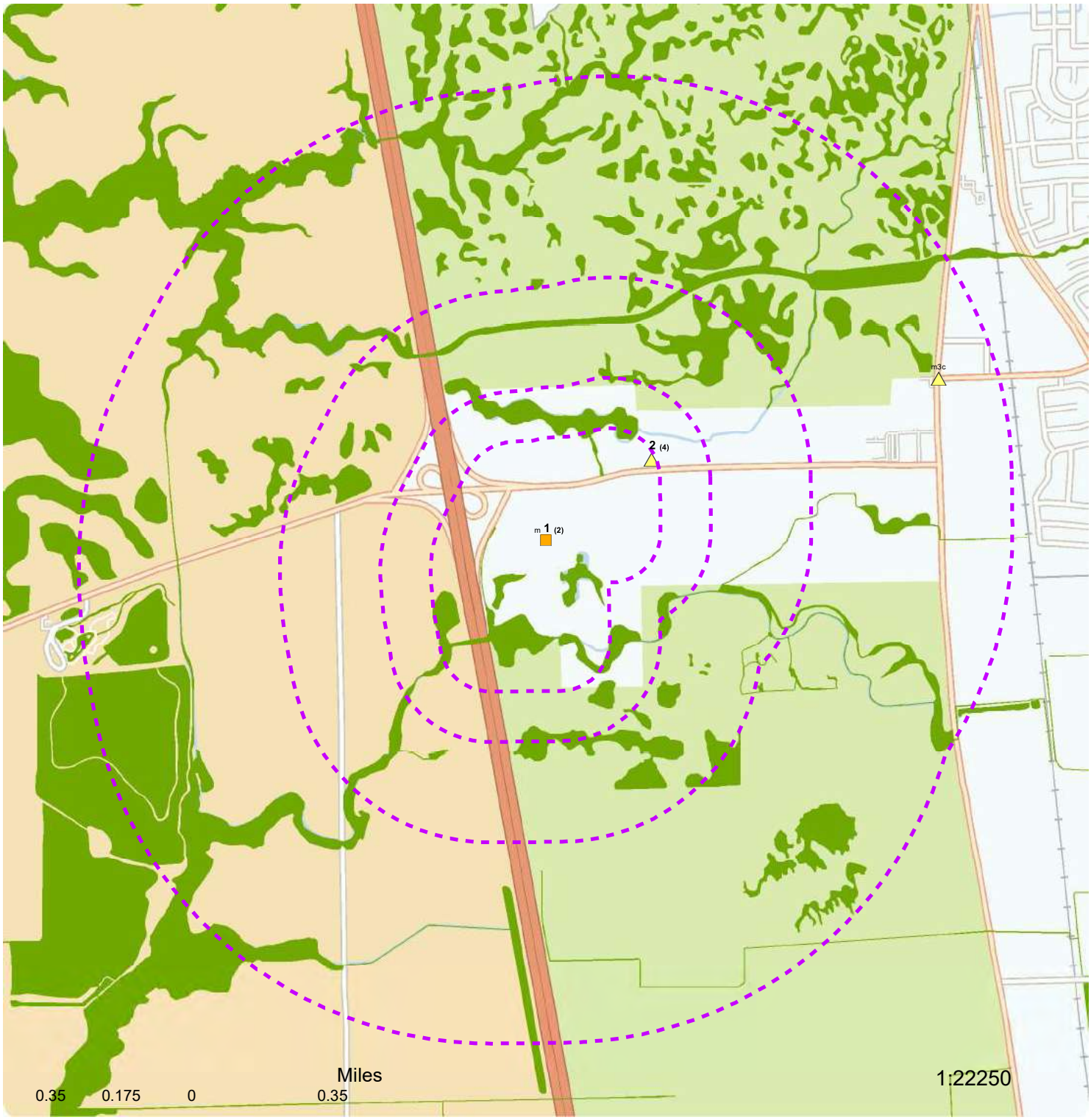
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC	3100 HOOD FRANKLIN RD ELK GROVE CA 95757 ***Registry ID**: 110071113332*	NE	0.00 / 0.00	1

State

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Oct 16, 2023 has found that there are 1 CERS HAZ site(s) within approximately 0.12miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T Mobility - FRANKLIN (USID9723)	3307 HOOD FRANKLIN RD ELK GROVE CA 95757	ENE	0.11 / 601.00	2



Map: 1.0 Mile Radius

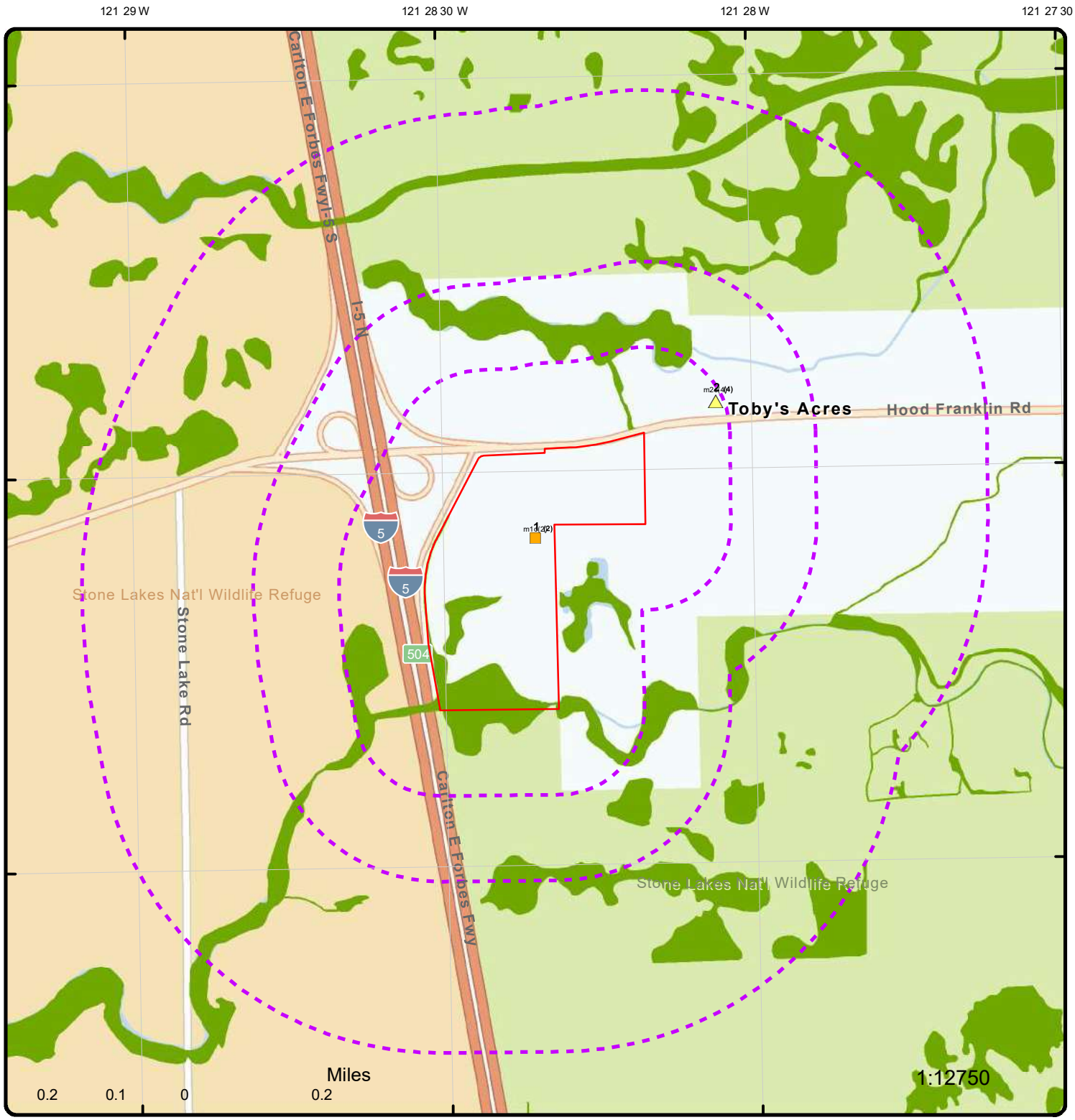
Order Number: 23103100749

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.5 Mile Radius

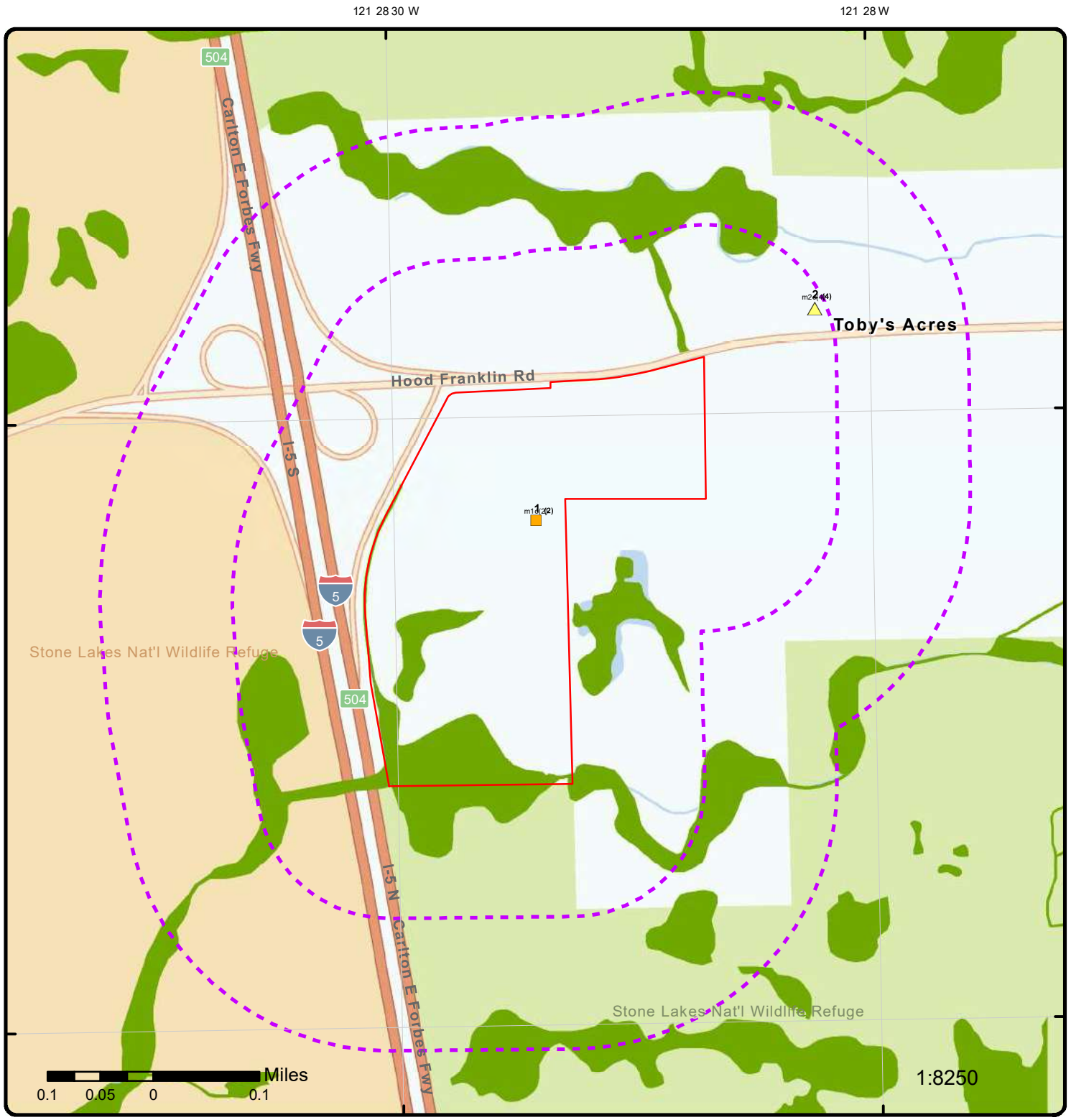
Order Number: 23103100749

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



Map: 0.25 Mile Radius

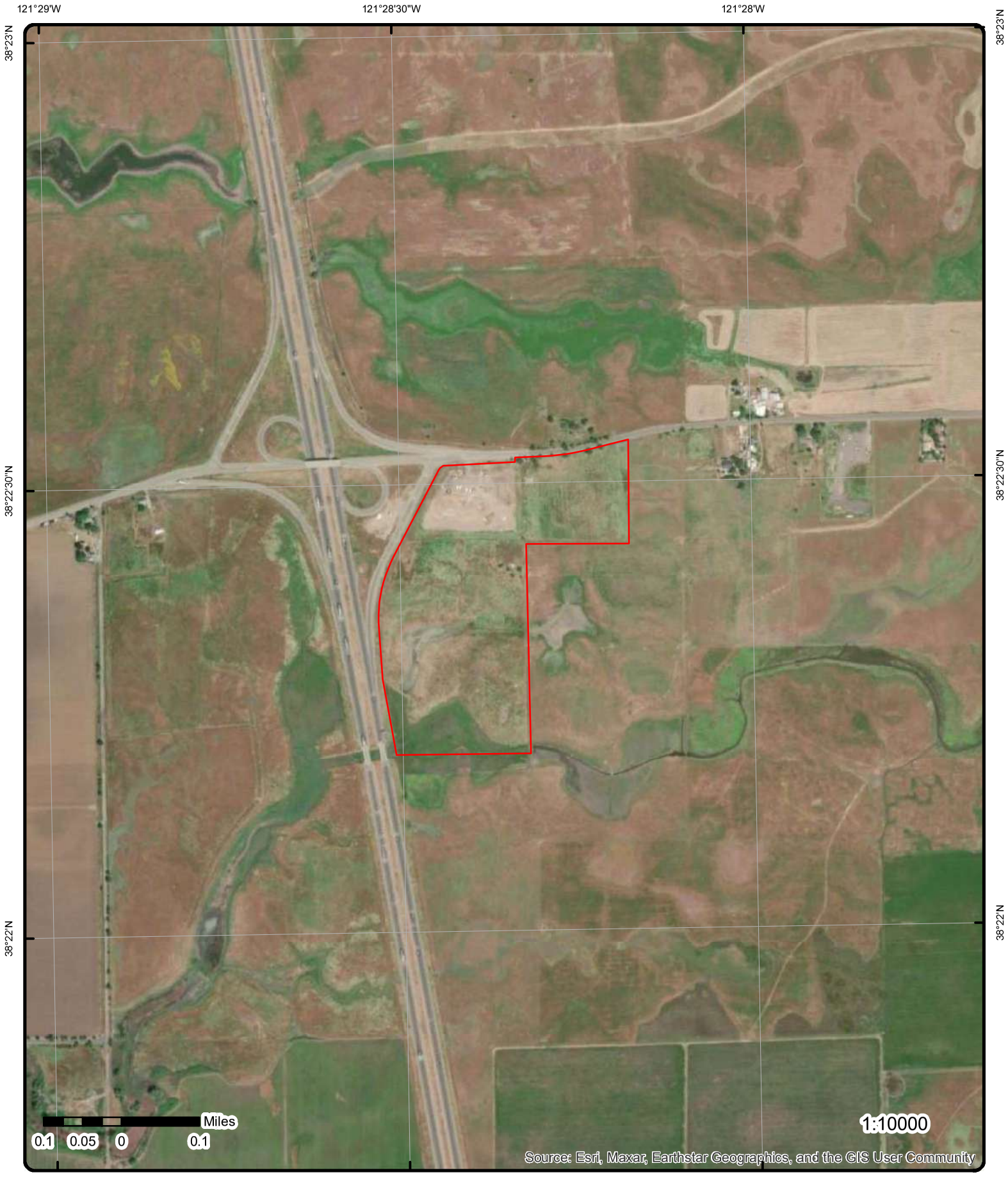
Order Number: 23103100749

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

© ERIS Information Inc.



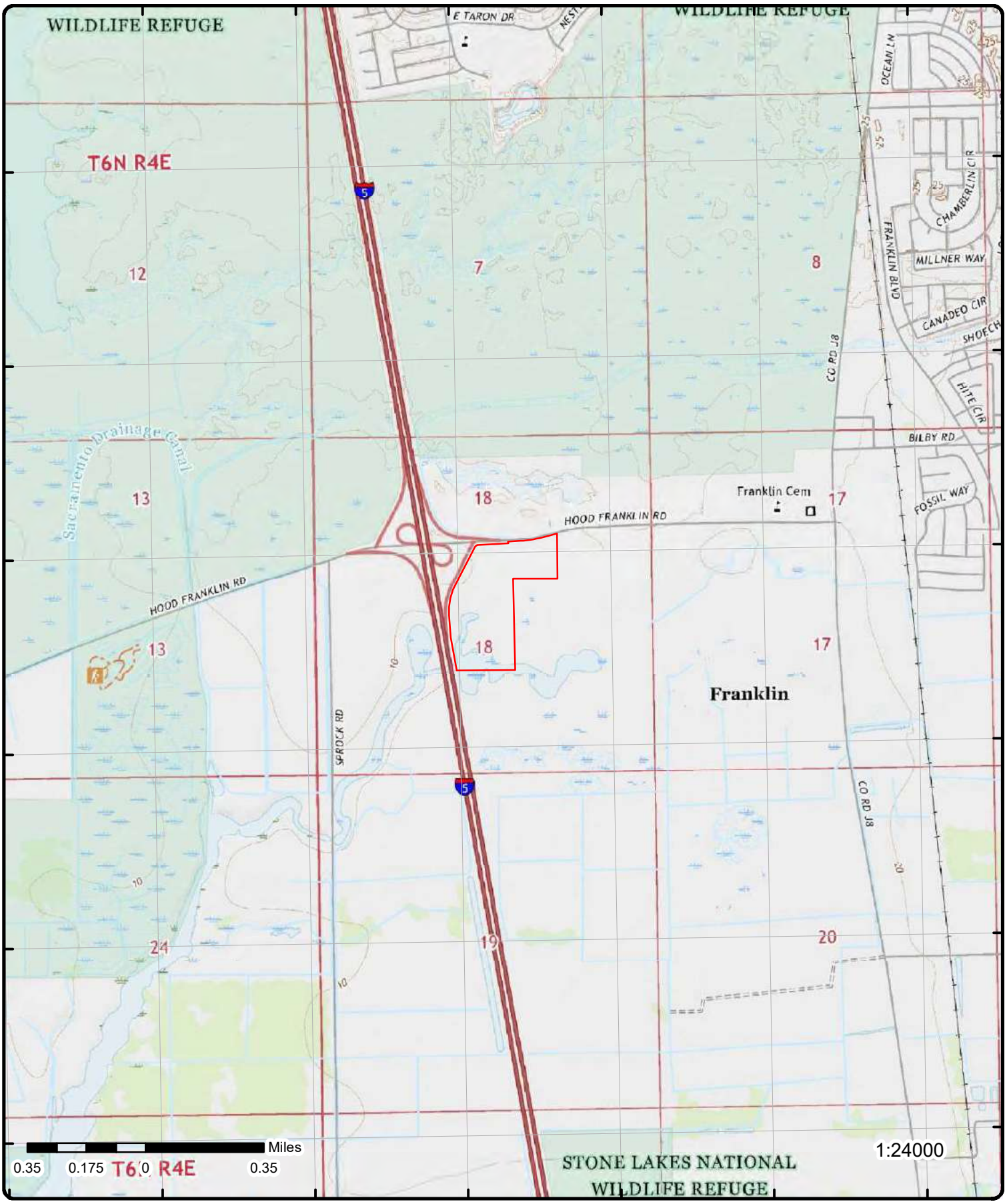
Aerial **Year: 2022**

Order Number: 23103100749

Address: Hood Franklin Road & Kammerer Road, ELK GROVE, CA

Source: ESRI World Imagery

© ERIS Information Inc.



Topographic Map

Year: 2021

Order Number: 23103100749

Address: Hood Franklin Road & Kammerer Road, CA

Quadrangle(s): Clarksburg CA, Bruceville CA, Florin CA, Courtland CA

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	NE	0.00 / 0.00	12.54 / 0	AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC 3100 HOOD FRANKLIN RD ELK GROVE CA 95757	RCRA NON GEN

EPA Handler ID: CAC003132274
Gen Status Universe: No Report
Contact Name: MANDEEP BRAR
Contact Address: 3100 HOOD FRANKLIN RD , , ELK GROVE , CA, 95757 ,
Contact Phone No and Ext: 707-741-1409
Contact Email: MANDEEP.BRAR@ACCBUILT.COM
Contact Country:
County Name: SACRAMENTO
EPA Region: 09
Land Type:
Receive Date: 20210802
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210802
Handler Name: AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind:	Current Owner	**Street No:**			
Type:	Other	**Street 1:**	2990 BAY VISTA CT		
Name:	ACC WEST COAST	**Street 2:**	SUITE D		
Date Became Current:		**City:**	BENICIA		
Date Ended Current:		**State:**	CA		
Phone:	707-746-8028	**Country:**			
Source Type:	Implementer	**Zip Code:**	95687		
Owner/Operator Ind:	Current Operator	**Street No:**			
Type:	Other	**Street 1:**	3100 HOOD FRANKLIN RD		
Name:	MANDEEP BRAR	**Street 2:**			
Date Became Current:		**City:**	ELK GROVE		
Date Ended Current:		**State:**	CA		
Phone:	707-741-1409	**Country:**			
Source Type:	Implementer	**Zip Code:**	95757		

1	2 of 2	NE	0.00 / 0.00	12.54 / 0	**AMERICAN CIVIL CONSTRUCTORS WEST COAST LLC** **3100 HOOD FRANKLIN RD** **ELK GROVE CA 95757**	FINDS/FRS

Registry ID:	110071113332
FIPS Code:	06067
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	28-OCT-21
Update Date:	
Interest Types:	UNSPECIFIED UNIVERSE
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	237310
NAICS Code Descriptions:	HIGHWAY, STREET, AND BRIDGE CONSTRUCTION.
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	SACRAMENTO
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110071113332
Data Source:	Facility Registry Service - Single File
Program Acronyms:	

2	1 of4	ENE	0.11 / 601.00	13.51 / 1	**Verizon Wireless Hood Franklin** **3307 Hood Franklin Rd** **Hood CA 95639**	HAZ SACRMNTO

Haz Mat Bus Plan:	A	**AST Code:**	
Haz Mat BP Desc:	Active	**AST Desc:**	
Haz Waste Gen Cd:		**Tiered Prmt WG Cd:**	
Haz Waste Gen Desc:		**Tier Desc:**	
Tanks UST Only:		**CALARP Code:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
UST Code:				CALARP Desc:		
UST Desc:						
2	2 of4	ENE	0.11 / 601.00	13.51 / 1	AT&T MOBILITY-FRANKLIN (9723) 3307 HOOD FRANKLIN RD Elk Grove CA 95757	DELISTED COUNTY

Delisted County Records

Original Source Facility ID:	825
Original Source Name:	Sacramento County Master Hazardous Materials Facility List
Record Dt:	02-JUN-2014
Record Date:	02-JUN-2014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	3 of4	ENE	0.11 / 601.00	13.51 / 1	AT&T MOBILITY-FRANKLIN (USID9723) 3307 HOOD FRANKLIN RD ELK GROVE CA 95757	HAZ SACRMNTO

Haz Mat Bus Plan:	A	**AST Code:**	
Haz Mat BP Desc:	Active	**AST Desc:**	
Haz Waste Gen Cd:		**Tiered Prmt WG Cd:**	
Haz Waste Gen Desc:		**Tier Desc:**	
Tanks UST Only:		**CALARP Code:**	
UST Code:		**CALARP Desc:**	
UST Desc:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	4 of4	ENE	0.11 / 601.00	13.51 / 1	AT&T Mobility - FRANKLIN (USID9723) 3307 HOOD FRANKLIN RD ELK GROVE CA 95757	CERS HAZ

Site ID:	95671
Latitude:	38.377193
Longitude:	-121.463280

Regulated Programs

EI ID:	10219582	**EI Description:**	Chemical Storage Facilities

Evaluations

Eval Date:	04/21/2022
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Sacramento County Env Management Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

* FA0009542 TO FA0009407 Inspection report emailed to Eric Murray, Environmental Site Manager, at em6541@att.com due to COVID-19. No violations observed at the time of inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	10/14/2015
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Sacramento County Env Management Department

Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

No violations noted this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/25/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Sacramento County Env Management Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

NOTE: No violations observed at time of inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Legal Owner
Entity Name: New Cingular Wireless PCS, LLC dba AT&T Mobility
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-1712

Affil Type Desc: Parent Corporation
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Sacramento County Environmental Management Departm
Entity Title:
Address: 11080 WHITE ROCK ROAD, STE. 200
City: RANCHO CORDOVA
State: CA
Country:
Zip Code: 95670
Phone: (916) 875-8550

Affil Type Desc: Identification Signer
Entity Name: Jeremy McGrue
Entity Title: National EPCRA Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: AT&T EH&S Hotline - Option #1
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Zip Code: 75202
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: Document Preparer
Entity Name: Peter Burnell, Sigma Consultants, Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Coordinates

Env Int Type Code: HMBP
Program ID: 10219582
Latitude: 38.377190
Longitude: -121.463280
Coord Name:
Ref Point Type Desc: Center of a facility or station.

---

3 | 1 of1 | ENE | 0.85 / 4,510.12 | 17.75 / 5 | FIRING LINE, FIRING LINE, ELK GROVE CA 95757 | ENVIROSTOR

Estor/EPA ID: 71003815
Site Code:
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6067009638
Site Type: TIERED PERMIT
Address Description: FIRING LINE
Office: CLEANUP CYPRESS
Special Program:
Funding:
Cleanup Status: NO FURTHER ACTION AS OF
Cleanup Oversight Agencies: NONE SPECIFIED
School District:
Past Use that Caused Contam: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Potential Contamin of Concern:

NONE SPECIFIED

Site History:

Assembly District: 09
Senate District: 06
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: SACRAMENTO
Latitude: 38.3791667
Longitude: -121.4544444
Acres: NONE SPECIFIED
Supervisor:

Status: NO FURTHER ACTION
Program Type: TIERED PERMIT

CalEnviroScreen Score: 45-50%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71003815

Completed Activities

Title: Other Compliance Inspection Completed
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 4/28/2005
Comments:

Title: NFA Notification Issued
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: No Further Action Letter
Date Completed: 4/28/2005
Comments:

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
HAZ SACRMNTO	MSA: HOOD WELL SITE #2 (W20)	HOOD FRANKLIN RD	HOOD CA	95639	821322101

Unplottable Report

Site: ***MSA: HOOD WELL SITE #2 (W20)***
HOOD FRANKLIN RD HOOD CA 95639

HAZ SACRMNTO

Haz Mat Bus Plan:	I	***AST Code:***	
Haz Mat BP Desc:	Inactive	***AST Desc:***	
Haz Waste Gen Cd:		***Tiered Prmt WG Cd:***	
Haz Waste Gen Desc:		***Tier Desc:***	
Tanks UST Only:		***CALARP Code:***	I
UST Code:		***CALARP Desc:***	Inactive
UST Desc:			

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL: DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Sep 19, 2023

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Sep 19, 2023

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 10, 2023

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 10, 2023

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs: FED ENG

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

Federal Institutional Controls- ICs: FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 3, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Sep 20, 2023

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Sep 19, 2023

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 25, 2023

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 1, 2023

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 1, 2023

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 1, 2023

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 10, 2023

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database: WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 1, 2023

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 16, 2023

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 16, 2023

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Oct 19, 2023

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 13, 2023

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 13, 2023

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Sep 18, 2023

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Aug 14, 2023

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Sep 18, 2023

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 10, 2023

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Oct 2, 2023

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 16, 2023

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Oct 16, 2023

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 1, 2023

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 13, 2023

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 1, 2023

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 13, 2023

Delisted Cleanup Program Sites: DELISTED CLEANUP

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.
Government Publication Date: Jul 13, 2023

Delisted County Records: DELISTED COUNTY
Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.
Government Publication Date: Oct 6, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST
This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 19, 2023

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST
This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 19, 2023

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Apr 26, 2023

County

Sacramento County - Toxic Site Cleanup List: TOX SACRMNTO
Sacramento County Environmental Management Department (EMD)'s Toxic Site Cleanup List includes sites where unauthorized releases of potentially hazardous materials have occurred. The EMD's Site Assessment & Mitigation Program, also referred to as Toxic Site Cleanup Program, provides mandated regulatory oversight of the assessment and remediation of properties on which there has been a release of hazardous materials to soil and/or groundwater.
Government Publication Date: Mar 30, 2021

Sacramento County - Master Hazardous Materials Facility List: HAZ SACRMNTO
A list of Hazardous Materials Facilities in Sacramento County. This list is made available by Sacramento County Environmental Management Department which has been designated as the Certified Unified Program Agency (CUPA) for the County.
Government Publication Date: Aug 2, 2021

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).
Government Publication Date: Mar 2, 2023

Toxics Release Inventory (TRI) Program: TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites: PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.
Government Publication Date: Sep 14, 2023

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.
Government Publication Date: Sep 5, 2023

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/
Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills: ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.
Government Publication Date: Sep 23, 2023

PFAS NPDES Discharge Monitoring: PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Sep 4, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest : PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 11, 2023

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Aug 23, 2023

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 15, 2023

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 15, 2023

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Dec 30, 2022

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2023

State

PFAS Sampling Locations: PFAS SAMPLING

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Sep 25, 2023

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 31, 2022

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Jan 31, 2022

PFAS GeoTracker Cleanup Sites: PFAS GT CLEANUPS

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 13, 2023

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Jul 31, 2023

PFAS Investigations: PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

Government Publication Date: Nov 28, 2022

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 15, 2023

Toxic Pit Cleanup Act Sites: TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Mar 16, 2023

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 1, 2023

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jul 26, 2023

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data: HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data: HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data: HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Sep 28, 2023

Registered Waste Tire Haulers: WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Aug 29, 2023

California Medical Waste Management Program Facility List: MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Jul 13, 2023

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 16, 2023

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 13, 2023

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jun 16, 2023

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Sep 15, 2023

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 13, 2023

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2020

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		23103100749p
Date Completed:		November 1, 2023
Project Number:		23-424322.1
Project Property:		Three Greenfield Development Parcels Hood Franklin Road & Kammerer Road ELK GROVE CA 95757
Coordinates:		
	Latitude:	38.3754302
	Longitude:	-121.4764776
	UTM Northing:	4248298.90276 Meters
	UTM Easting:	633384.715541 Meters
	UTM Zone:	UTM Zone 10S
	Elevation:	12.41 ft
	Slope Direction:	ESE

Topographic Information....2
Hydrologic Information....12
Geologic Information....17
Soil Information....19
Wells and Additional Sources....28
Summary....33
Detail Report....35
Radon Information....49
Appendix....50
Liability Notice....52

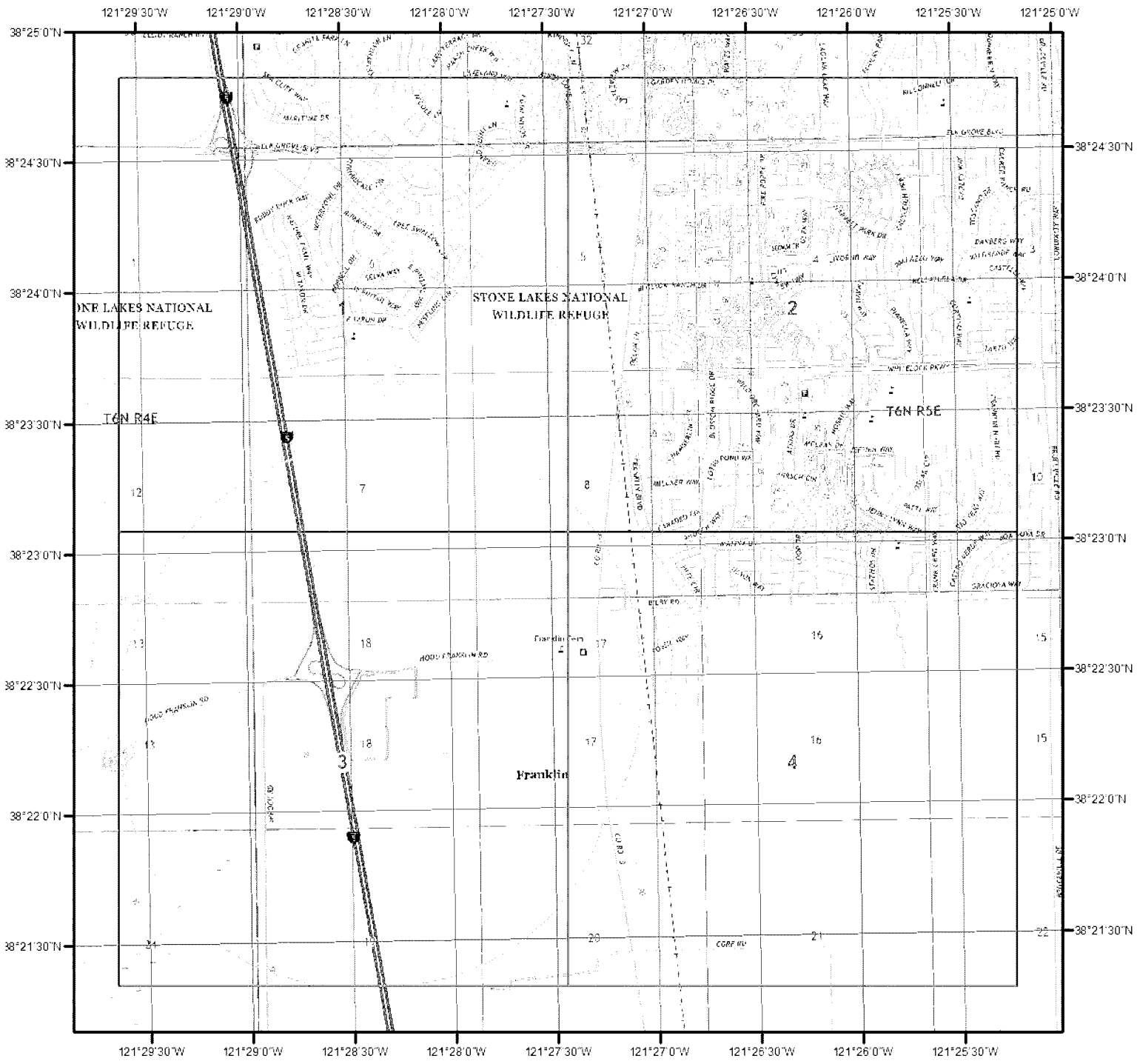
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2021)

0 0.2 0.4 0.8 1.2 1.6 Miles

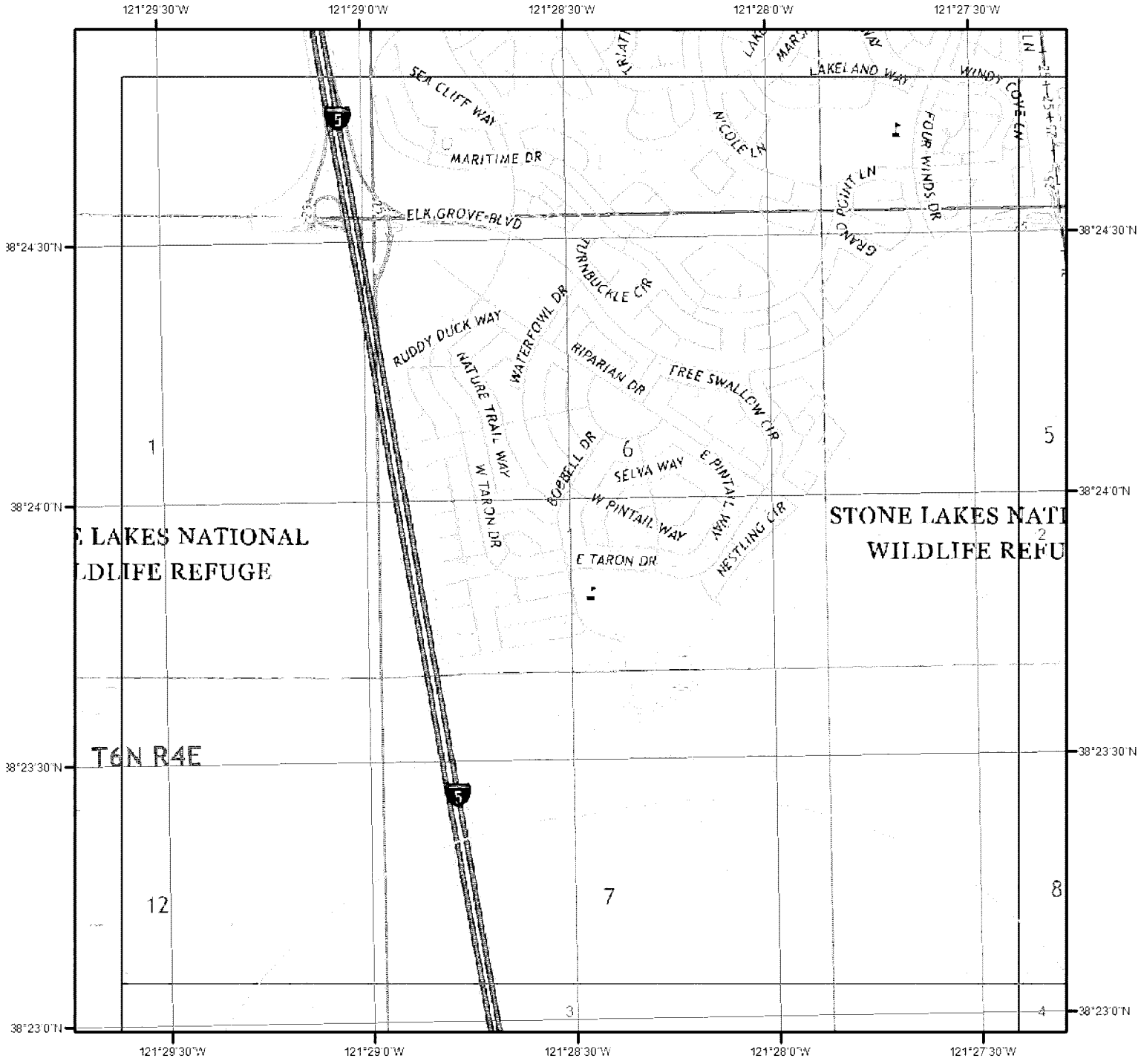
N

Quadrangle(s): Clarksburg,CA; Florin,CA; Courtland,CA; Bruceville,CA

ERS

Source: USGS 7.5 Minute Topographic Map

Topographic Information



Current USGS Topo - Page 1

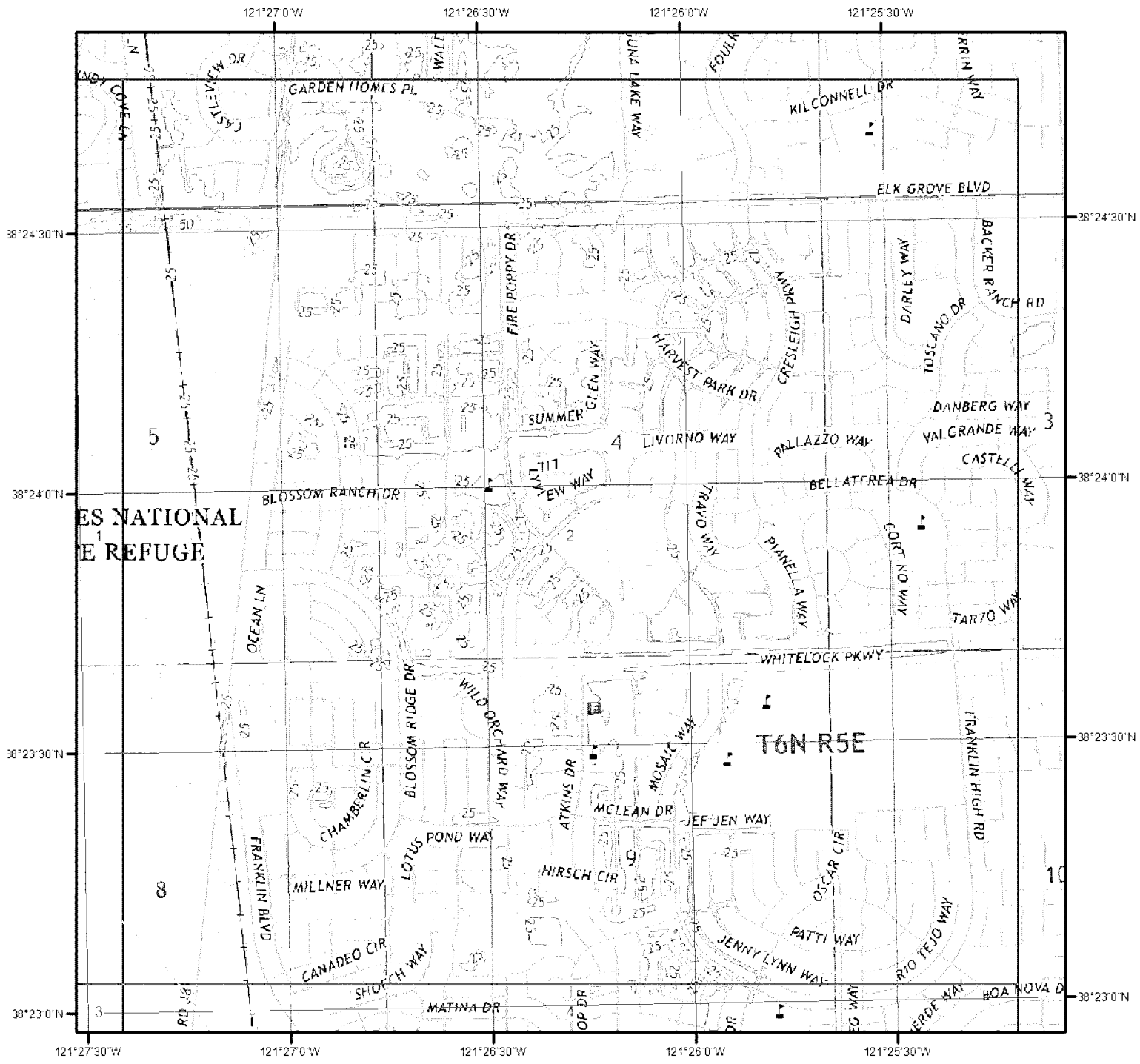
0 0.2 0.4 0.8 Miles

N

Quadrangle(s): Florin,CA

Source: USGS 7.5 Minute Topographic Map

Topographic Information

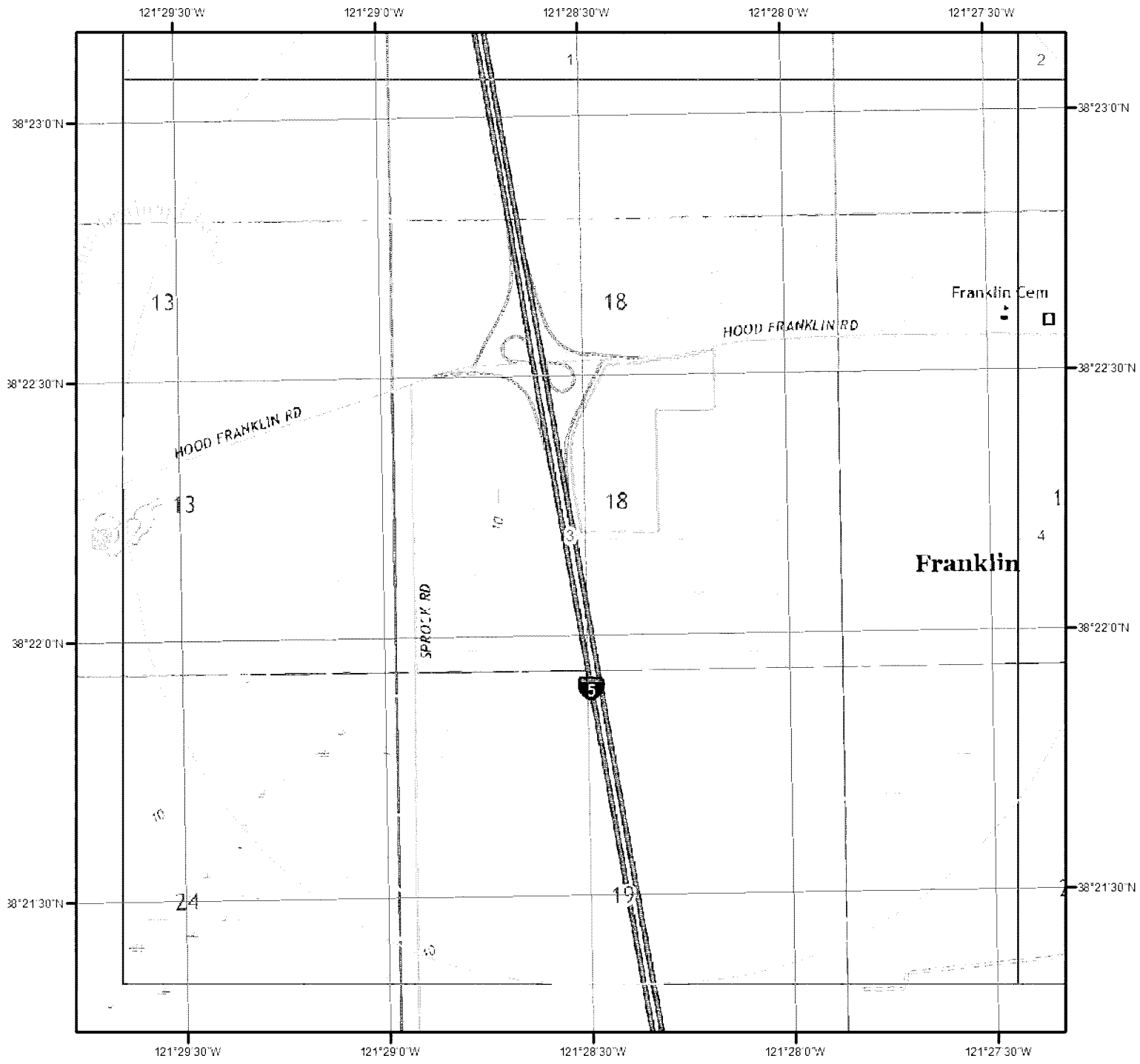


Current USGS Topo - Page 2

Quadrangle(s): Florin,CA

Source: USGS 7.5 Minute Topographic Map

Topographic Information

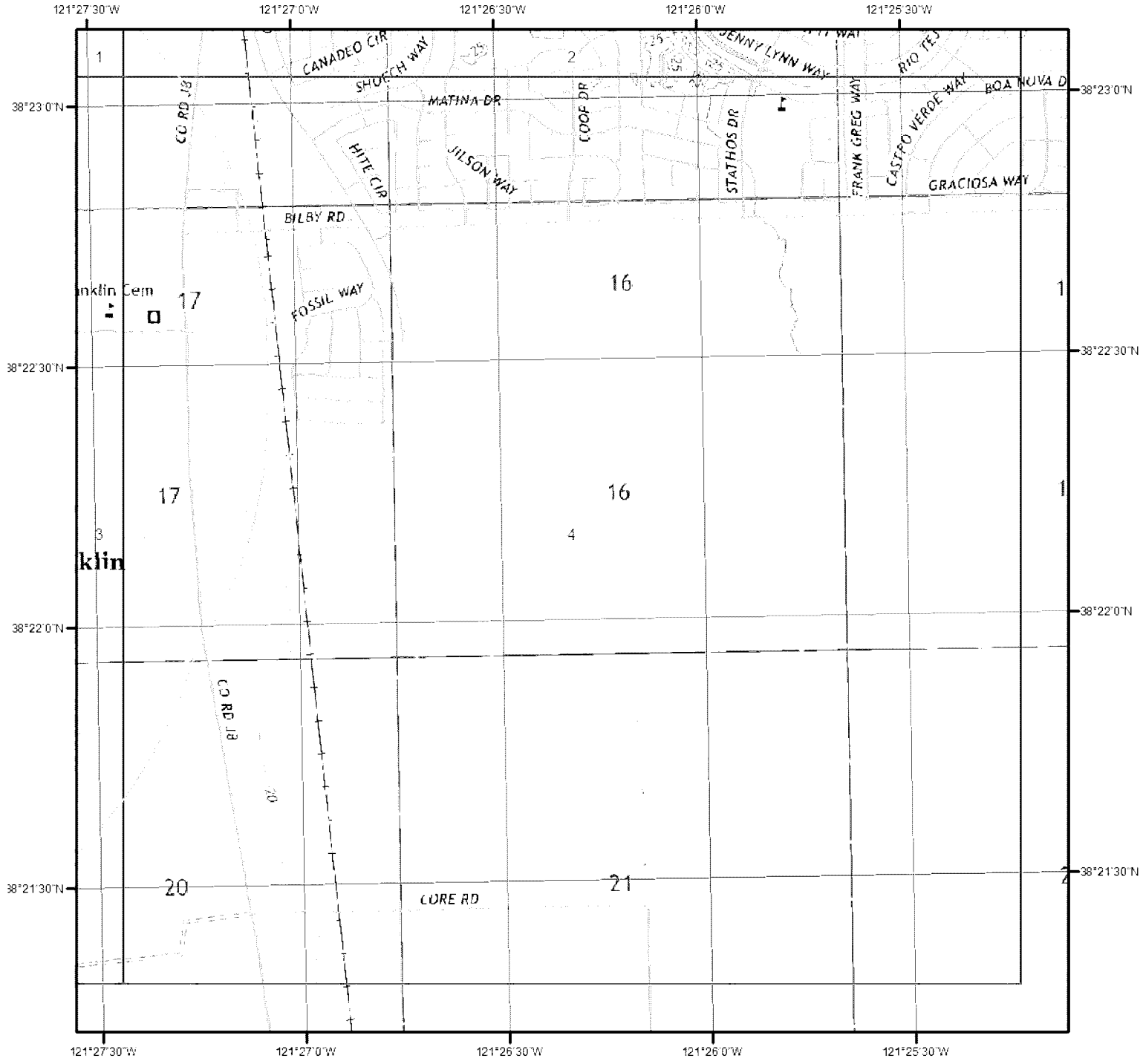


Current USGS Topo - Page 3

Quadrangle(s): Florin,CA; Bruceville,CA

Source: USGS 7.5 Minute Topographic Map

Topographic Information



Current USGS Topo - Page 4

Miles 0 0.2 0.4 0.8

N

Quadrangle(s): Florin,CA; Bruceville,CA

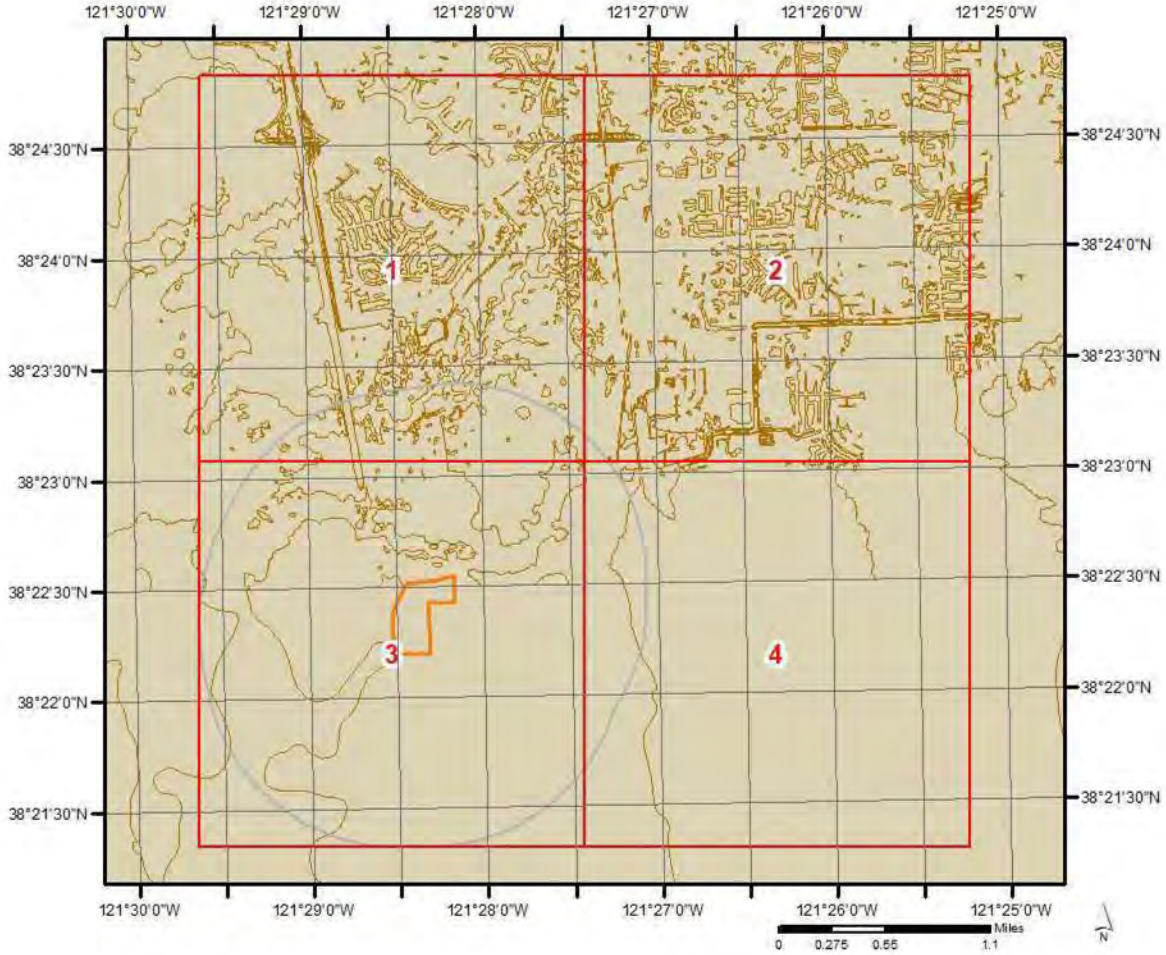
Source: USGS 7.5 Minute Topographic Map

Topographic Information

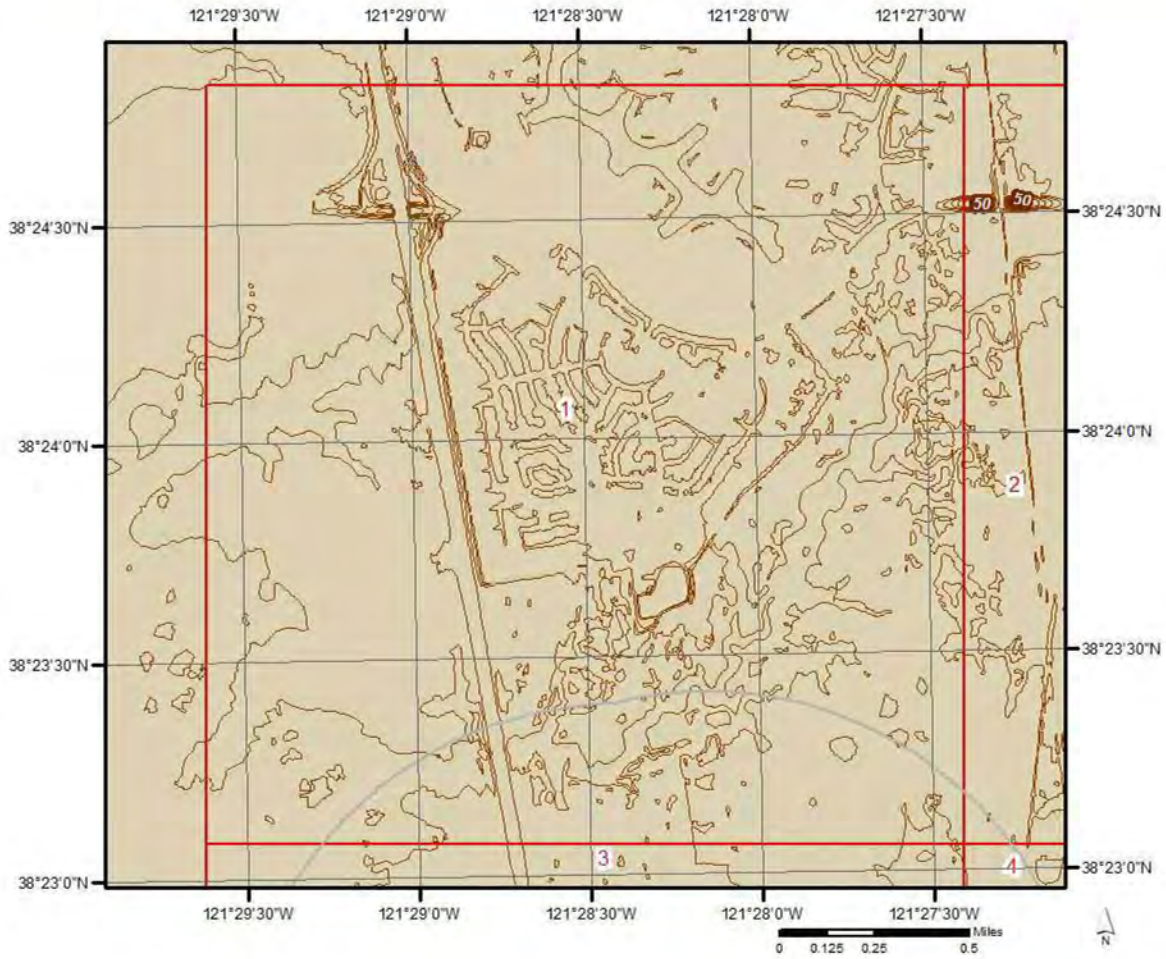
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

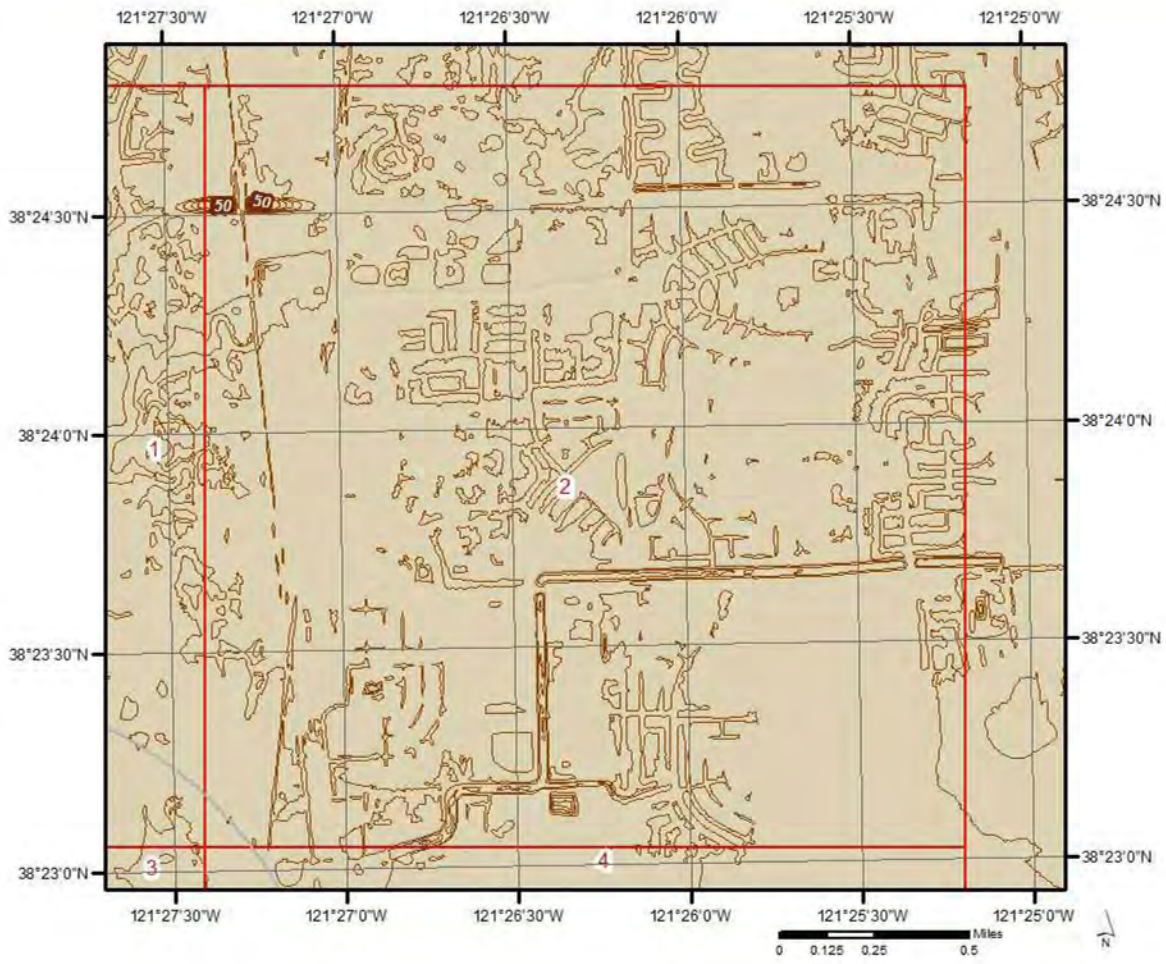
Elevation: 12.41 ft
Slope Direction: ESE



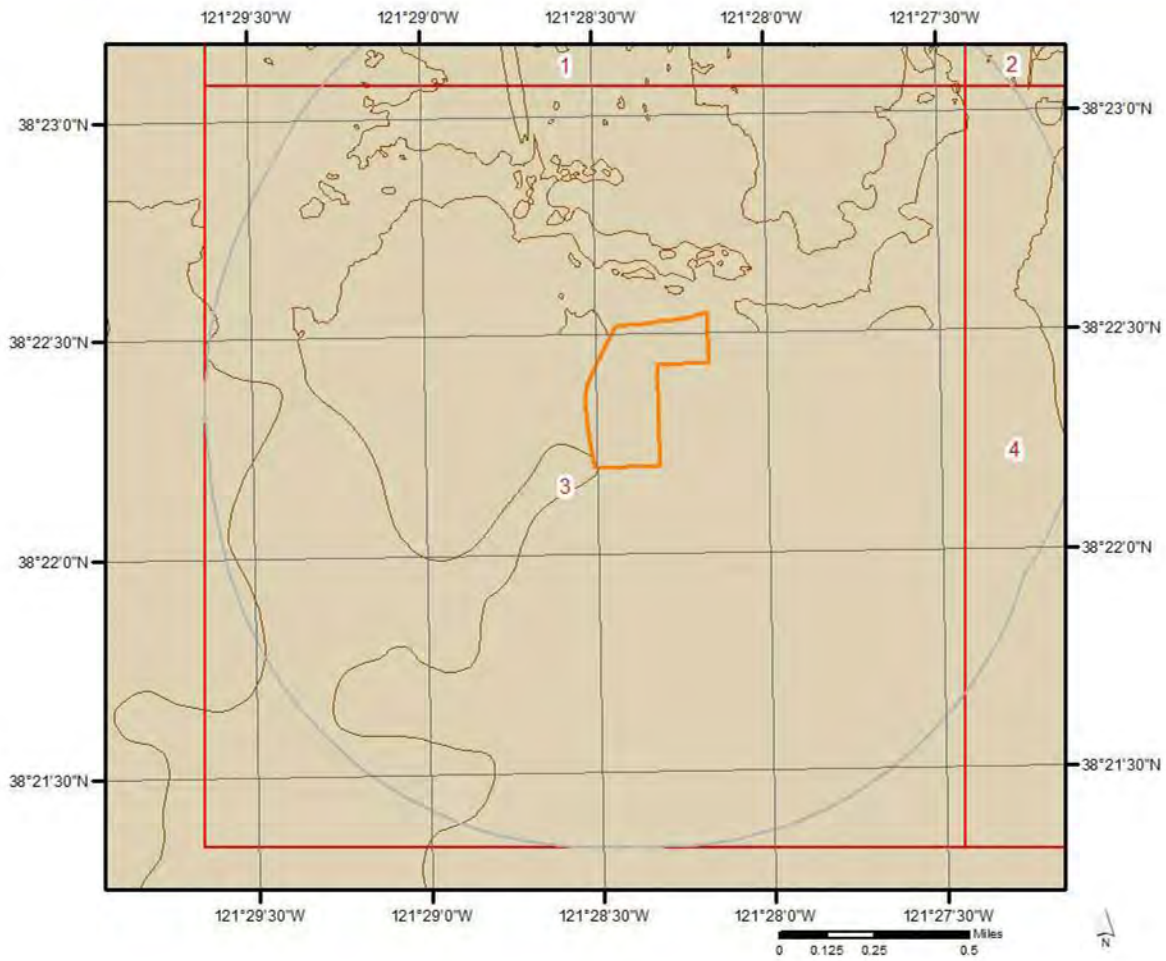
Topographic Information



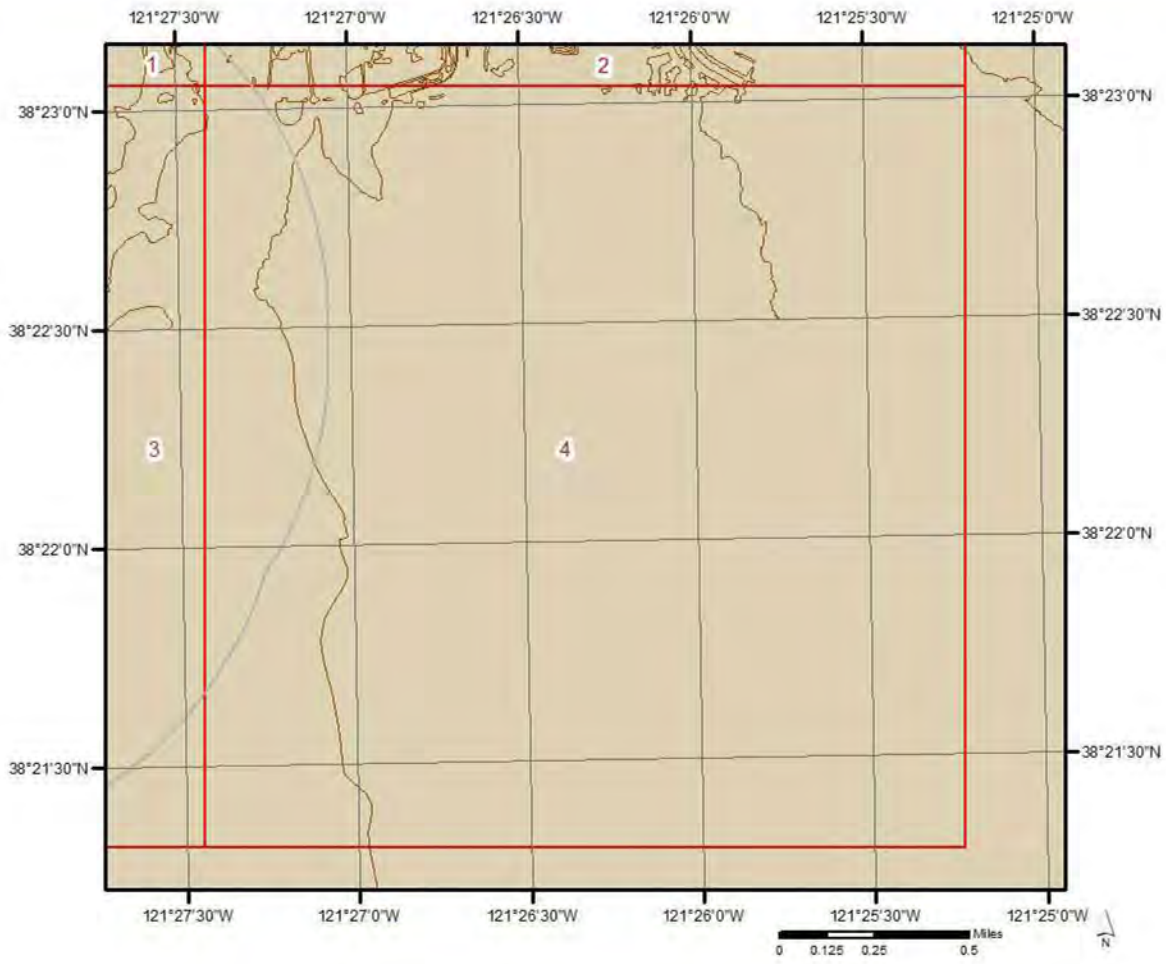
Topographic Information



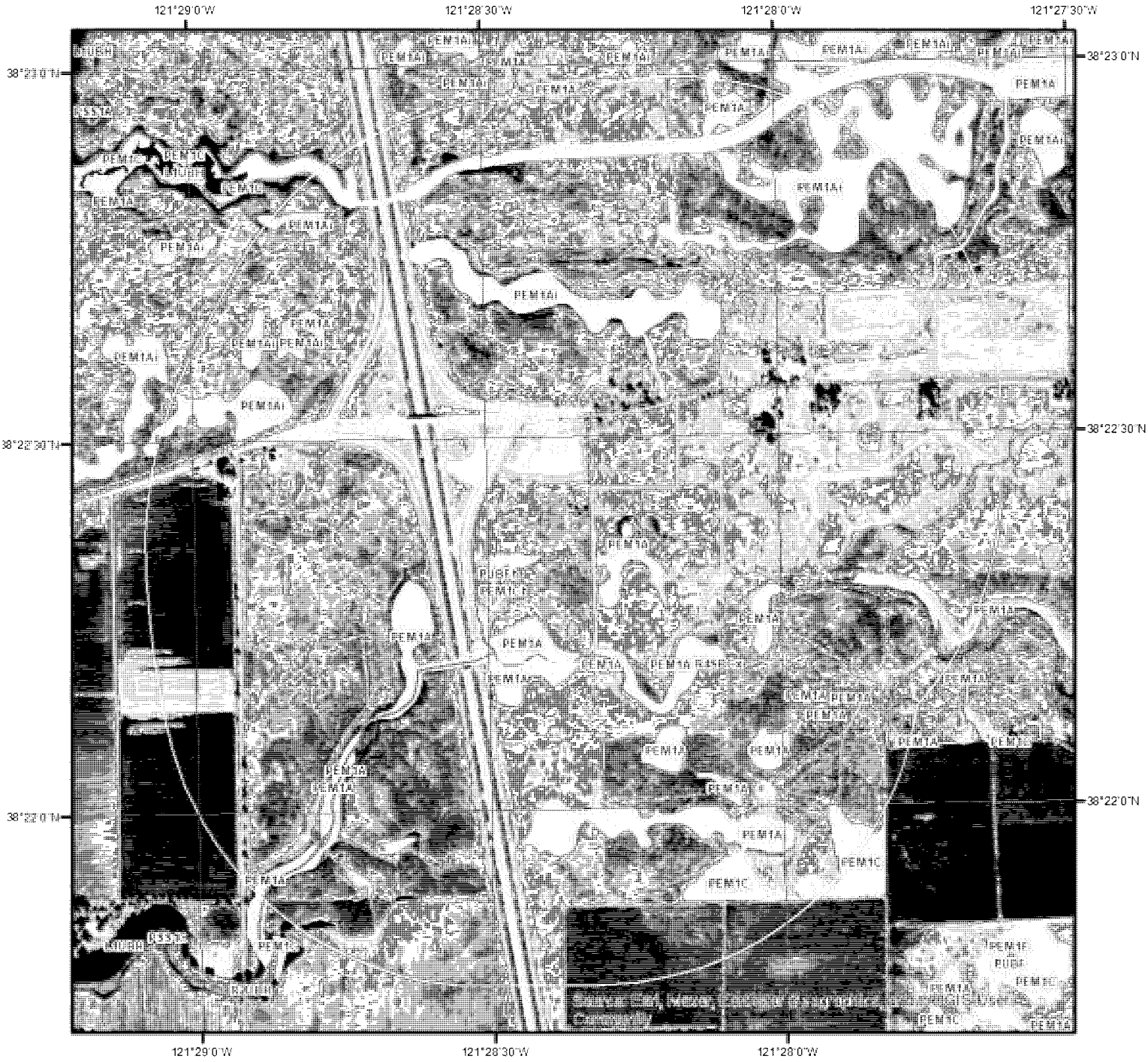
Topographic Information



Topographic Information



Hydrologic Information



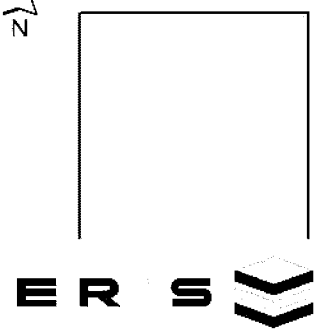
Wetland

0 0.1 0.2 0.4 Miles

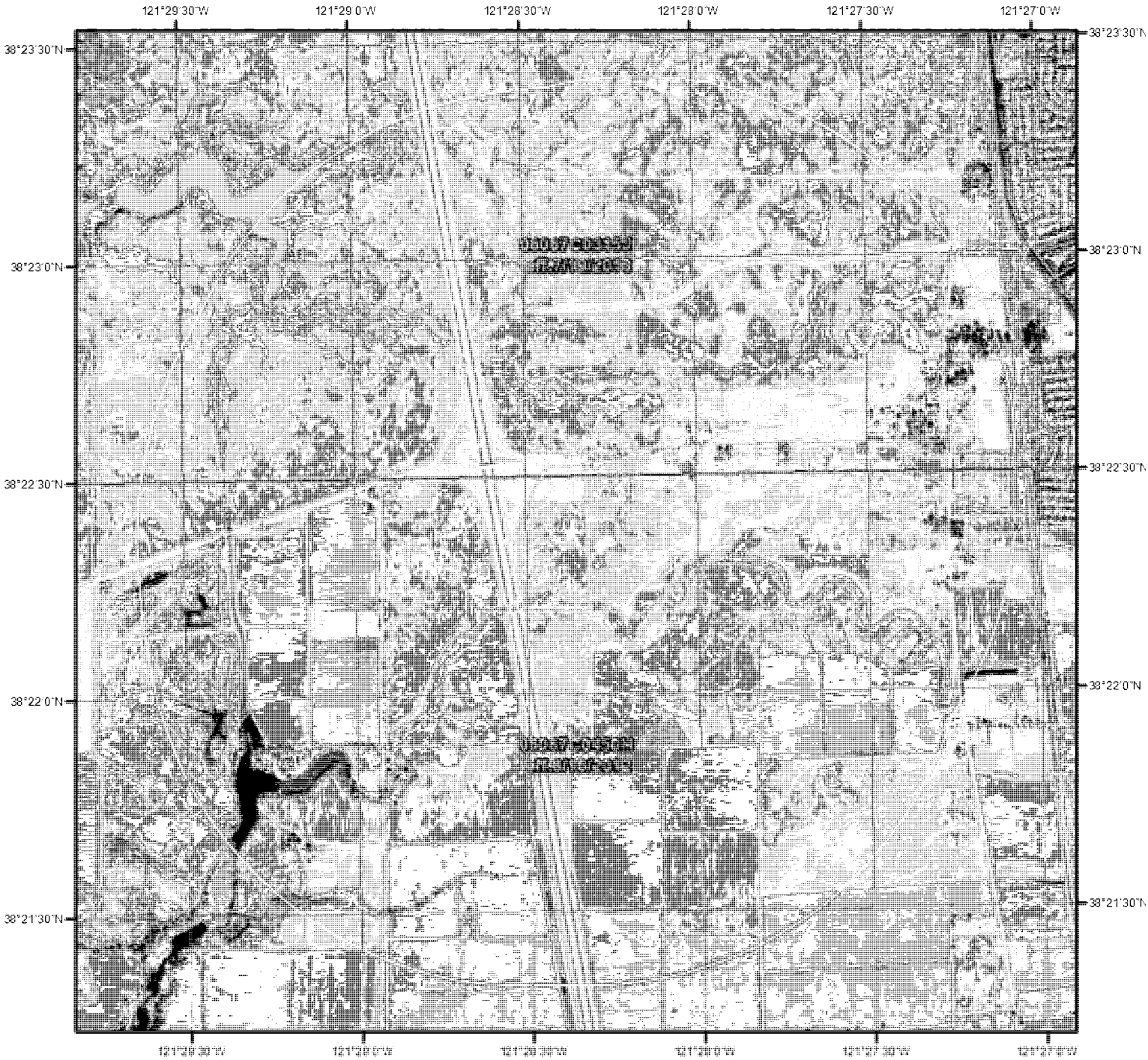
N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

Miles
0 0.2 0.4

N

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

Open Water

Quadrangle(s): Clarksburg,CA; Florin,CA; Courtland,CA; Bruceville,CA

ERS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

Available FIRM Panels in area:	06067C0450H(effective:2012-08-16) 06067C0315J(effective:2018-07-19)

Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Hydrologic Information

FEMA Flood Zone Definitions

Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

Hydrologic Information

Moderate and Minimal Risk Areas

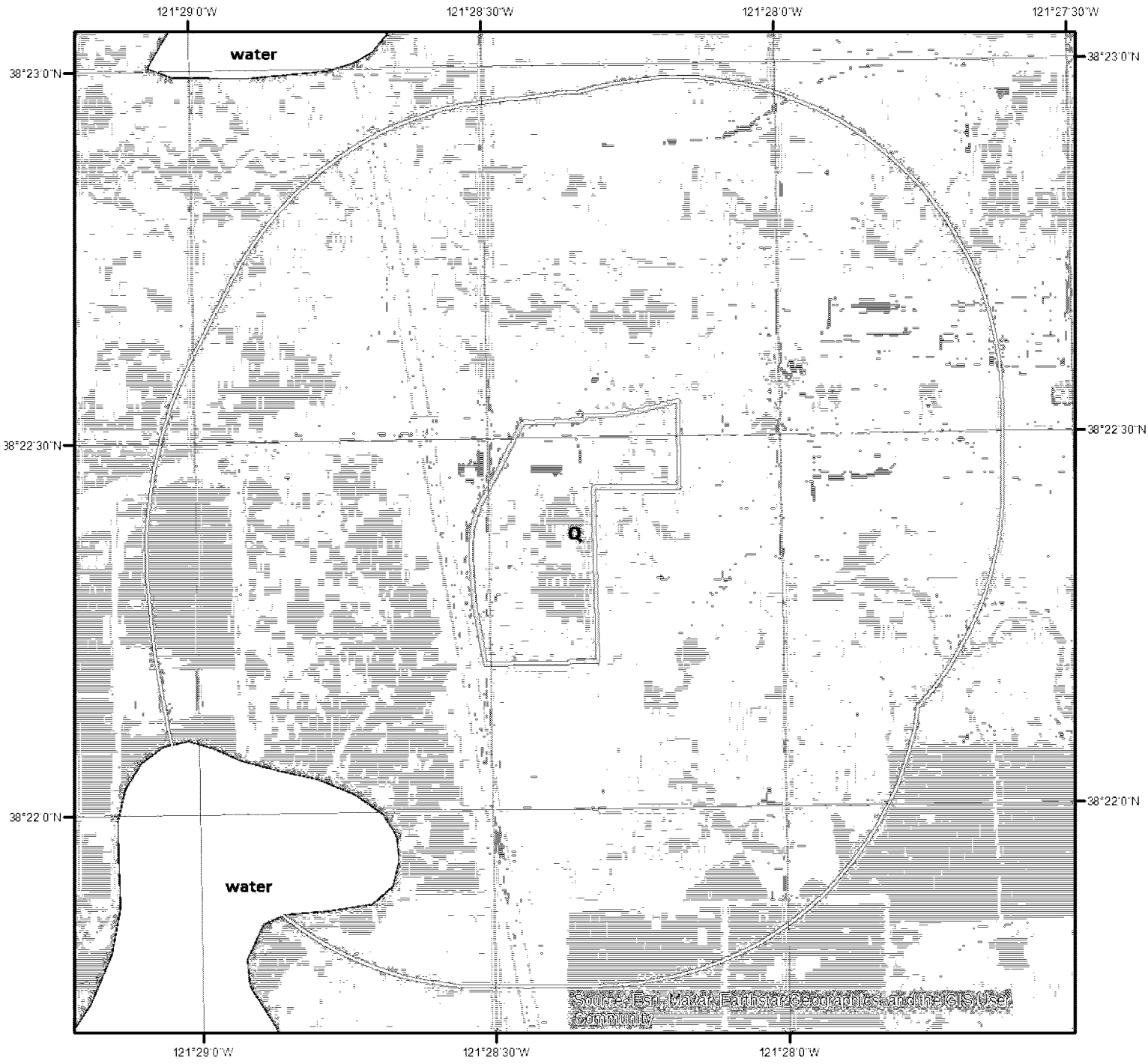
Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

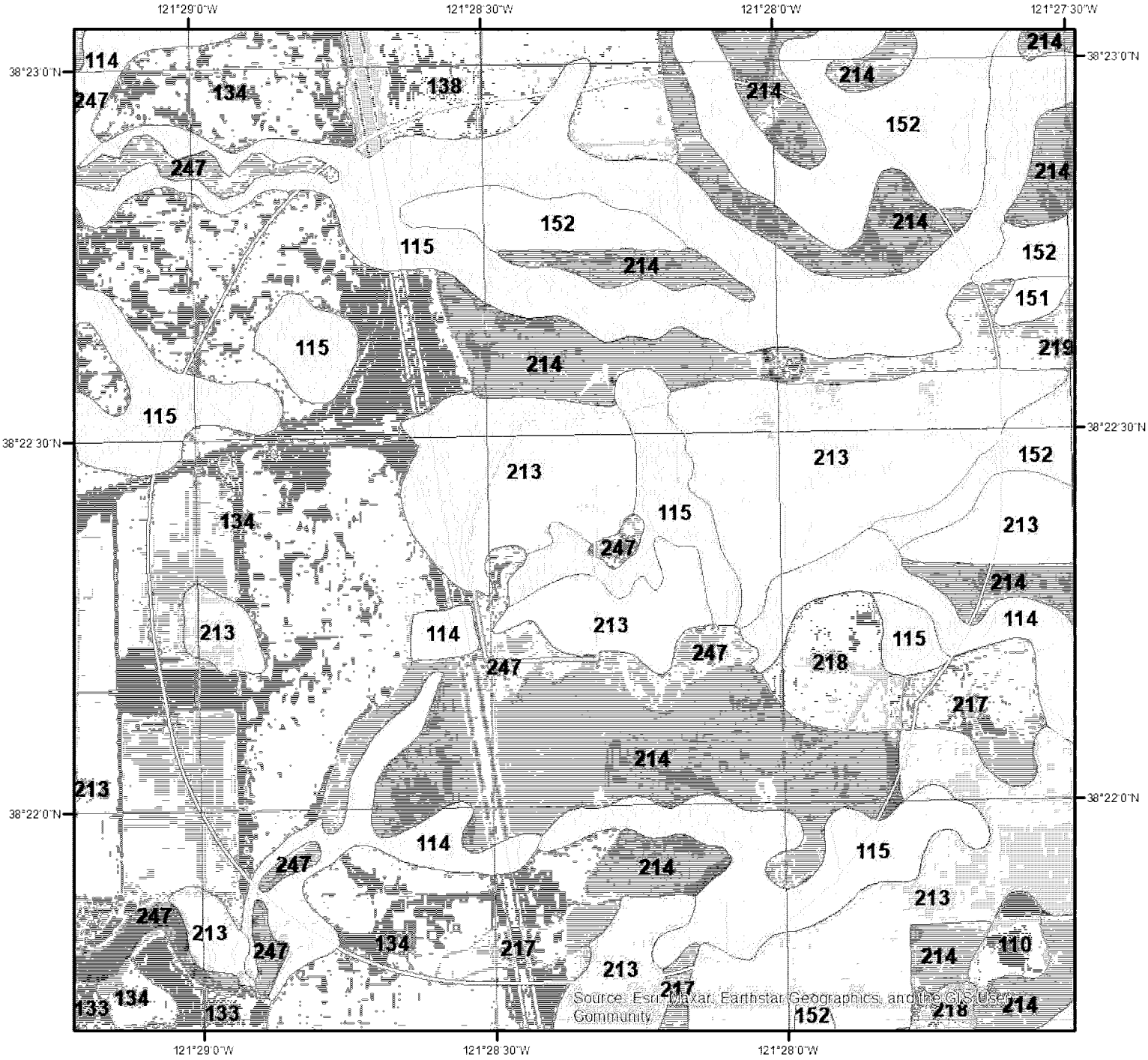
Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Geologic Unit water

Unit Name:	water
Unit Age:	Holocene
Primary Rock Type:	water
Secondary Rock Type:	
Unit Description:	water

Soil Information



SSURGO Soils

0 0.2 0.4 Miles

N

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERS

Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 114 (0.57%)

Map Unit Name:	Clear Lake clay, partially drained, 0 to 2 percent slopes, frequently flooded
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.
Major components are printed below	
Clear Lake(85%)	
horizon H1(0cm to 109cm)	Clay
horizon H2(109cm to 155cm)	Stratified sandy clay loam to clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 114 - Clear Lake clay, partially drained, 0 to 2 percent slopes, frequently flooded

Component: Clear Lake (85%)
The Clear Lake component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways and basin floors, valleys. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 4w. Irrigated land capability classification is 4w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Dierssen (7%)
Generated brief soil descriptions are created for major soil components. The Dierssen soil is a minor component.

Component: San Joaquin (6%)
Generated brief soil descriptions are created for major soil components. The San Joaquin soil is a minor component.

Component: Egbert (2%)
Generated brief soil descriptions are created for major soil components. The Egbert soil is a minor component.

Map Unit 115 (1.45%)

Map Unit Name:	Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	C/D - These soils have moderately high runoff potential when drained and high runoff potential when undrained.
Major components are printed below	
Clear Lake(85%)	
horizon H1(0cm to 38cm)	Clay
horizon H2(38cm to 86cm)	Clay
horizon H3(86cm to 122cm)	Clay loam
horizon H4(122cm to 163cm)	Cemented

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: 115 - Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes

Component: Clear Lake (85%)
The Clear Lake component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on basin floors, valleys. The parent material consists of alluvium. Depth to a root restrictive layer, duripan, is 48 to 64 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil meets hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 6 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Cosumnes (8%)
Generated brief soil descriptions are created for major soil components. The Cosumnes soil is a minor component.

Component: San Joaquin (7%)
Generated brief soil descriptions are created for major soil components. The San Joaquin soil is a minor component.

Map Unit 134 (8.27%)

Map Unit Name:	Dierssen sandy clay loam, drained, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Dierssen(85%)

horizon H1(0cm to 36cm)	Sandy clay loam
horizon H2(36cm to 79cm)	Clay loam
horizon H3(79cm to 152cm)	Cemented

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 134 - Dierssen sandy clay loam, drained, 0 to 2 percent slopes

Component: Dierssen (85%)
The Dierssen component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on rims of basin floors, valleys. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 31 to 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. Irrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Galt (4%)
Generated brief soil descriptions are created for major soil components. The Galt soil is a minor component.

Component: Tinnin (3%)
Generated brief soil descriptions are created for major soil components. The Tinnin soil is a minor component.

Component: Unnamed (2%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Component: Unnamed (2%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Soil Information

Component: Clear Lake (1%)
Generated brief soil descriptions are created for major soil components. The Clear Lake soil is a minor component.

Component: Egbert (1%)
Generated brief soil descriptions are created for major soil components. The Egbert soil is a minor component.

Component: Scribner (1%)
Generated brief soil descriptions are created for major soil components. The Scribner soil is a minor component.

Component: Cosumnes (1%)
Generated brief soil descriptions are created for major soil components. The Cosumnes soil is a minor component.

Map Unit 138 (0.62%)

Map Unit Name:	Durixeralfs-Galt complex, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Durixeralfs(50%)	
horizon H1(0cm to 15cm)	Clay
horizon H2(15cm to 51cm)	Clay loam
horizon H3(51cm to 152cm)	Indurated
Galt(40%)	
horizon H1(0cm to 33cm)	Clay
horizon H2(33cm to 81cm)	Clay
horizon H3(81cm to 152cm)	Cemented

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 138 - Durixeralfs-Galt complex, 0 to 2 percent slopes

Component: Durixeralfs (50%)
The Durixeralfs component makes up 50 percent of the map unit. Slopes are 0 to 2 percent. This component is on valleys, borrow pits, low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Galt (40%)
The Galt component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on valleys, small basins on low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 32 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R017XD001CA Clayey ecological site. Nonirrigated land capability classification is 4s. This soil meets hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: San Joaquin (3%)
Generated brief soil descriptions are created for major soil components. The San Joaquin soil is a minor component.

Component: Dierssen (3%)
Generated brief soil descriptions are created for major soil components. The Dierssen soil is a minor component.

Component: Urban land (2%)
Generated brief soil descriptions are created for major soil components. The Urban land soil is a minor component.

Component: Unnamed (1%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Component: Unnamed (1%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit 152 (0.81%)

Map Unit Name:	Galt clay, 0 to 1 percent slopes, MLRA 17
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	56cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Galt(85%)

horizon A(0cm to 13cm)	Clay
horizon Bss1(13cm to 33cm)	Clay
horizon Bss2(33cm to 56cm)	Clay
horizon Bss3(56cm to 81cm)	Clay
horizon 2Bkqm(81cm to 152cm)	Cemented material

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 152 - Galt clay, 0 to 1 percent slopes, MLRA 17

Component: Galt (85%)
The Galt component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on flood basin floors on distal fan remnants on valleys. The parent material consists of clayey alluvium derived from igneous, metamorphic and sedimentary rock over cemented alluvium derived from igneous, metamorphic and sedimentary rock. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is rarely flooded. It is frequently ponded. A seasonal zone of water saturation is at 22 inches during January, February. Organic matter content in the surface horizon is about 2 percent. This component is in the R017XD001CA Clayey ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil meets hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Clear Lake (5%)
Generated brief soil descriptions are created for major soil components. The Clear Lake soil is a minor component.

Component: San Joaquin (5%)
Generated brief soil descriptions are created for major soil components. The San Joaquin soil is a minor component.

Component: Dierssen (5%)
Generated brief soil descriptions are created for major soil components. The Dierssen soil is a minor component.

Map Unit 213 (84.24%)

Map Unit Name:	San Joaquin silt loam, leveled, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Soil Information

Major components are printed below

San Joaquin(85%)

horizon H1(0cm to 58cm)	Silt loam
horizon H2(58cm to 71cm)	Clay loam
horizon H3(71cm to 137cm)	Indurated
horizon H4(137cm to 152cm)	Stratified sandy loam to loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 213 - San Joaquin silt loam, leveled, 0 to 1 percent slopes

Component: San Joaquin (85%)
The San Joaquin component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on valleys, levelled low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 28 to 54 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Bruella (3%)
Generated brief soil descriptions are created for major soil components. The Bruella soil is a minor component.

Component: Durixeralfs (3%)
Generated brief soil descriptions are created for major soil components. The Durixeralfs soil is a minor component.

Component: Xerarents (2%)
Generated brief soil descriptions are created for major soil components. The Xerarents soil is a minor component.

Component: Galt (2%)
Generated brief soil descriptions are created for major soil components. The Galt soil is a minor component.

Component: Hedge (2%)
Generated brief soil descriptions are created for major soil components. The Hedge soil is a minor component.

Component: Kimball (2%)
Generated brief soil descriptions are created for major soil components. The Kimball soil is a minor component.

Component: Unnamed (1%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit 214 (3.02%)

Map Unit Name:	San Joaquin silt loam, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

San Joaquin(85%)

horizon H1(0cm to 58cm)	Silt loam
horizon H2(58cm to 71cm)	Clay loam
horizon H3(71cm to 137cm)	Indurated
horizon H4(137cm to 152cm)	Stratified sandy loam to loam

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: 214 - San Joaquin silt loam, 0 to 3 percent slopes

Component: San Joaquin (85%)
The San Joaquin component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on valleys, low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 28 to 54 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R017XD045CA Loamy ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Galt (4%)
Generated brief soil descriptions are created for major soil components. The Galt soil is a minor component.

Component: Bruella (4%)
Generated brief soil descriptions are created for major soil components. The Bruella soil is a minor component.

Component: Hedge (3%)
Generated brief soil descriptions are created for major soil components. The Hedge soil is a minor component.

Component: Kimball (3%)
Generated brief soil descriptions are created for major soil components. The Kimball soil is a minor component.

Component: Unnamed (1%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit 217 (0.67%)

Map Unit Name:	San Joaquin-Galt complex, leveled, 0 to 1 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.
Major components are printed below	
San Joaquin(45%)	
horizon H1(0cm to 38cm)	Silt loam
horizon H2(38cm to 51cm)	Clay loam
horizon H3(51cm to 117cm)	Indurated
horizon H4(117cm to 152cm)	Stratified sandy loam to loam
Galt(40%)	
horizon H1(0cm to 15cm)	Silt loam
horizon H2(15cm to 48cm)	Clay
horizon H3(48cm to 97cm)	Clay
horizon H4(97cm to 152cm)	Cemented

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 217 - San Joaquin-Galt complex, leveled, 0 to 1 percent slopes

Component: San Joaquin (45%)
The San Joaquin component makes up 45 percent of the map unit. Slopes are 0 to 1 percent. This component is on valleys, low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 20 to 46 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Soil Information

Component: Galt (40%)
The Galt component makes up 40 percent of the map unit. Slopes are 0 to 1 percent. This component is on valleys, small basins on low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 38 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 3s. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Clear Lake (4%)
Generated brief soil descriptions are created for major soil components. The Clear Lake soil is a minor component.

Component: Xerarents (4%)
Generated brief soil descriptions are created for major soil components. The Xerarents soil is a minor component.

Component: Durixeralfs (4%)
Generated brief soil descriptions are created for major soil components. The Durixeralfs soil is a minor component.

Component: Kimball (2%)
Generated brief soil descriptions are created for major soil components. The Kimball soil is a minor component.

Component: Unnamed (1%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit 218 (0.12%)

Map Unit Name:	San Joaquin-Galt complex, 0 to 3 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	0cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

San Joaquin(45%)	
horizon H1(0cm to 58cm)	Silt loam
horizon H2(58cm to 71cm)	Clay loam
horizon H3(71cm to 137cm)	Indurated
horizon H4(137cm to 152cm)	Stratified sandy loam to loam
Galt(40%)	
horizon H1(0cm to 33cm)	Clay
horizon H2(33cm to 81cm)	Clay
horizon H3(81cm to 152cm)	Cemented

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 218 - San Joaquin-Galt complex, 0 to 3 percent slopes

Component: San Joaquin (45%)
The San Joaquin component makes up 45 percent of the map unit. Slopes are 0 to 3 percent. This component is on valleys, low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 28 to 54 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R017XD045CA Loamy ecological site. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Galt (40%)
The Galt component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on valleys, small basins on low terraces. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer, duripan, is 32 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available

water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R017XD001CA Clayey ecological site. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Clear Lake (10%)
Generated brief soil descriptions are created for major soil components. The Clear Lake soil is a minor component.

Component: Unnamed (5%)
Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit 247 (0.23%)

Map Unit Name: Water

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 247 - Water

Component: Water (100%)
Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

Wells and Additional Sources



Wells & Additional Sources

N

0 0.3 0.6 1.2 Miles

- ▲ Sites with Higher Elevation
- ■ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- ○ Sites with Unknown Elevation
- ▲ OGW Sites with Higher Elevation
- ■ OGW Sites with Same Elevation
- ▼ OGW Sites with Lower Elevation
- ● OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources



Wells & Additional Sources - Page 1

Miles
0 0.15 0.3 0.6

- ▲ Sites with Higher Elevation
- ■ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- ○ Sites with Unknown Elevation
- ▲ OGW Sites with Higher Elevation
- ■ OGW Sites with Same Elevation
- ▼ OGW Sites with Lower Elevation
- ● OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources



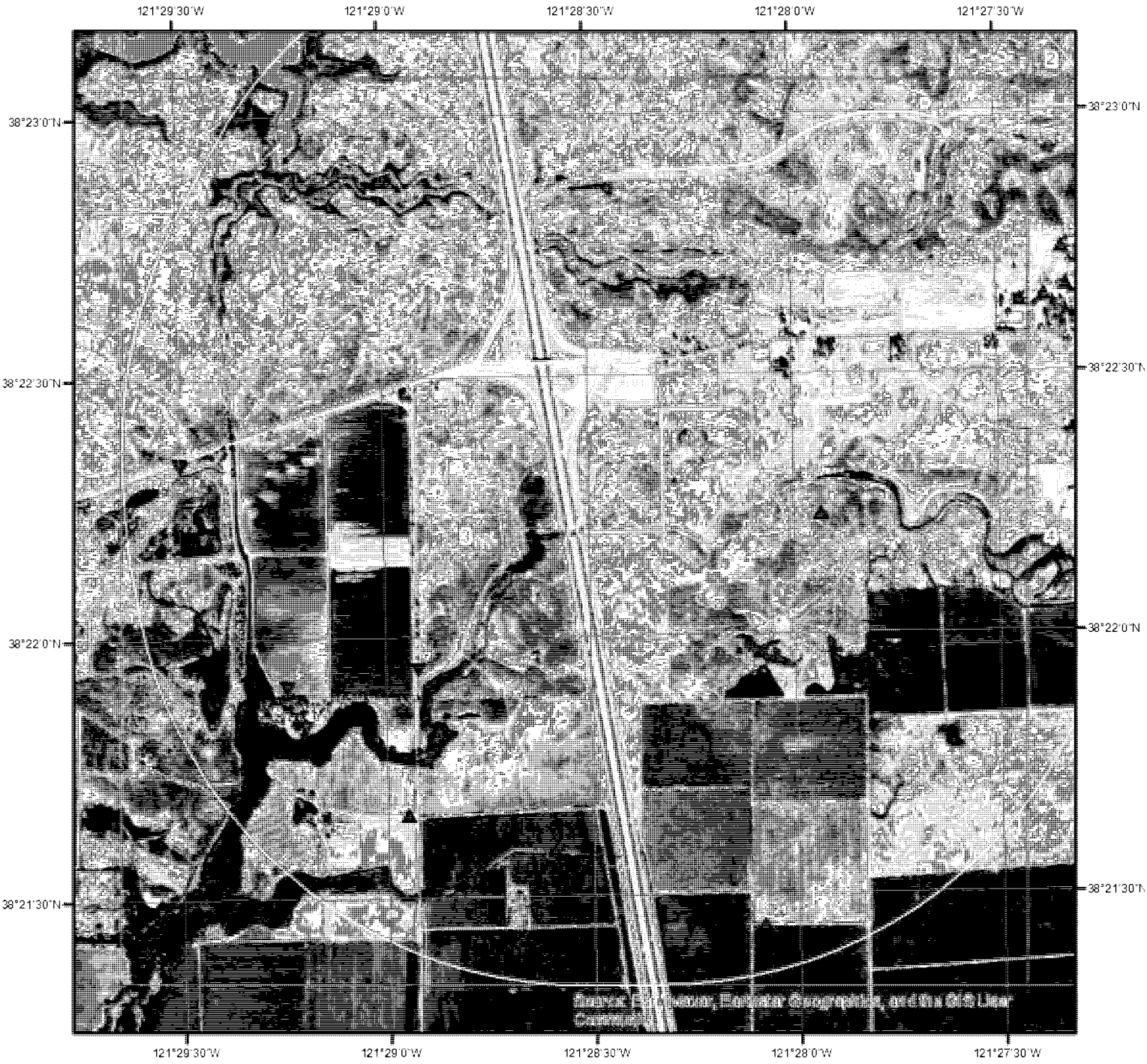
Wells & Additional Sources - Page 2

Miles
0 0.15 0.3 0.6

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources



Wells & Additional Sources - Page 3

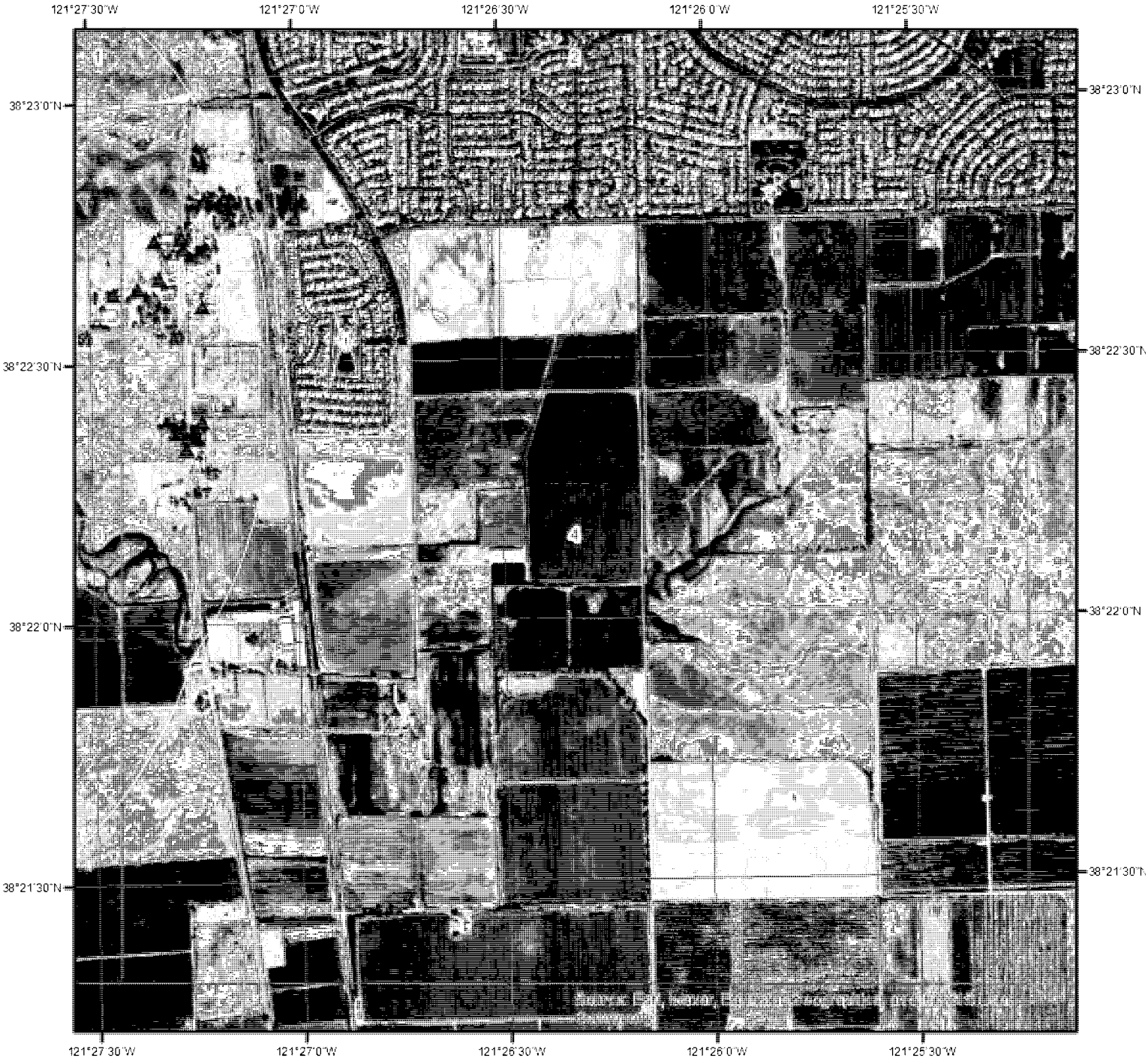
N

0 0.15 0.3 0.6 Miles

- ▲ Sites with Higher Elevation
- ■ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- ○ Sites with Unknown Elevation
- ▲ OGW Sites with Higher Elevation
- ■ OGW Sites with Same Elevation
- ▼ OGW Sites with Lower Elevation
- ● OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources



Wells & Additional Sources - Page 4

Miles
0 0.15 0.3 0.6

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
19	CA3400446	4447.77	ENE
20	CA3400213	4457.05	ENE

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

USGS National Water Information System

Map Key	Site No	Distance (ft)	Direction
6	USGS-382200121270001	3819.59	ENE
7	USGS-382150121290801	3976.62	SW
22	USGS-382249121270501	5164.93	ENE

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
1	0406700300	1677.34	ESE
2	0406720506	2535.28	SW
5	0406720474	3923.19	SW
17	0406720122	4639.76	NNW

Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
8	383610N1214825W001	3883.48	SSW
9	383728N1214548W001	4257.02	E

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
3	WCR1999-000472	3543.31	ENE
4	WCR0326310	4025.94	N
4	WCR2005-002242	4025.94	N

Wells and Additional Sources Summary

10	WCR2003-000208	4098.89	ENE
11	WCR1958-000356	4369.85	E
11	WCR1948-000020	4369.85	E
11	WCR0171390	4369.85	E
11	WCR1995-001964	4369.85	E
11	WCR2004-004308	4369.85	E
11	WCR0217521	4369.85	E
11	WCR1959-000128	4369.85	E
12	WCR0143517	4602.14	W
12	WCR0295839	4602.14	W
12	WCR2010-005120	4602.14	W
12	WCR0324376	4602.14	W
13	WCR2018-006855	4362.96	E
14	WCR1984-002346	4620.94	W
15	WCR2012-000633	4146.61	ENE
15	WCR2005-000833	4146.61	ENE
16	WCR1990-007615	4519.54	E
18	WCR1991-006066	4548.67	ENE
21	WCR2012-001599	4737.50	SSE

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	ENE	0.84	4,447.77	19.17	PWSV

Address Line 2:
State Code: CA
Zip Code: 95757
City Name: ELK GROVE
Address Line 1: 10413 FRANKLIN BLVD
PWS ID: CA3400446
PWS Type Code: TNCWS
PWS Type Description: Transient Non-Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 916-684-2261

--Details--
Population Served Count: 25
City Served:
County Served: Sacramento
State Served: CA
Zip Code Served:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	ENE	0.84	4,457.05	18.90	PWSV

Address Line 2:
State Code: CA
Zip Code: 95757
City Name: ELK GROVE
Address Line 1: 10408 FRANKLIN BLVD
PWS ID: CA3400213
PWS Type Code: TNCWS
PWS Type Description: Transient Non-Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 916-684-7132

Wells and Additional Sources Detail Report

--Details--

Population Served Count: 75
City Served:
County Served: Sacramento
State Served: CA
Zip Code Served:

USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	ENE	0.72	3,819.59	18.57	FED USGS

Site No: USGS-382200121270001
Site Type: Well
Formation Type:
Date Drilled: 19990515
Well Depth: 340
Well Depth Unit: ft
Well Hole Depth: 340
Well Hole Depth Unit: ft
Reporting Agency: USGS California Water Science Center
Station Name: 006N005E17C001M
Latitude: 38.37741667000000
Longitude: -121.4564167000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SW	0.75	3,976.62	7.32	FED USGS

Site No: USGS-382150121290801
Site Type: Well
Formation Type:
Date Drilled: 19790801
Well Depth: 140
Well Depth Unit: ft
Well Hole Depth: 180
Well Hole Depth Unit: ft
Reporting Agency: USGS California Water Science Center
Station Name: 006N004E24B001M
Latitude: 38.36380018000000
Longitude: -121.4866202000000

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	ENE	0.98	5,164.93	20.91	FED USGS

Site No: USGS-382249121270501
Site Type: Well

Wells and Additional Sources Detail Report

Formation Type:	
Date Drilled:	19580101
Well Depth:	104
Well Depth Unit:	ft
Well Hole Depth:	144
Well Hole Depth Unit:	ft
Reporting Agency:	USGS California Water Science Center
Station Name:	006N005E08Q002M
Latitude:	38.38018870000000
Longitude:	-121.4524529000000

Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	ESE	0.32	1,677.34	12.57	OGW

API No:	0406700300	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00476
Well No:	1	Operator Name:	Artnell Oil & Gas Co., Inc.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Northern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Sacramento
Lease Name:	Hansen	Section:	18
Elevation:		Township:	06N
Total Depth:		Range:	05E
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.37047958
Confidential:		Long83:	-121.4655838
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SW	0.48	2,535.28	7.87	OGW

Wells and Additional Sources Detail Report

API No:	0406720506	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	L2505
Well No:	2	Operator Name:	Longbow, LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Northern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Sacramento
Lease Name:	Archer-Tsakapolous	Section:	26
Elevation:		Township:	06N
Total Depth:		Range:	04E
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.36559677
Confidential:		Long83:	-121.48205566
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SW	0.74	3,923.19	7.87	OGW

API No:	0406720474	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	L2505
Well No:	1	Operator Name:	Longbow, LLC
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DG	District:	Northern
Well Type Desc:	DG	Geo District:	
Well Symbol:	PluggedDG	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Sacramento
Lease Name:	Archer-Schock	Section:	13

Wells and Additional Sources Detail Report

Elevation:		Township:	06N
Total Depth:		Range:	04E
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.36507416
Confidential:		Long83:	-121.48736572
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	GPS
Hydr Fractured:			
Location:			
Source83 Desc:	Global Positioning System - Coordinates derived from Division staff and Trimble GPS unit		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	NNW	0.88	4,639.76	7.75	OGW

API No:	0406720122	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	Q0400
Well No:	1	Operator Name:	Quintana Petroleum Corporation
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Northern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Sacramento
Lease Name:	Elliott Ranch	Section:	07
Elevation:		Township:	06N
Total Depth:		Range:	05E
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.38780212
Confidential:		Long83:	-121.47731781
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	SSW	0.74	3,883.48	17.37	MONITOR WELLS

Station ID:	5563	Basin Region Desc:	Sacramento River
Site Code:	383610N1214825W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	5
State Well No:	06N04E24A001M	WLM Method:	
Well Depth:	200.00000	WLM Accuracy:	
Well Use:	Irrigation	Ground Surf Elevtn:	12.44000
Monitoring Program:	SGMA	GSE Method:	Unknown
RPE:	12.94000	GSE Accuracy:	Unknown
Basin ID:		County Name:	Sacramento
Basin Code:	5-021.65	Latitude:	38.36100
Basin Name:	South American	Longitude:	-121.48250
Basin Region Code:	5		
Continuous Data Station No:			
Well Name:	RMP_07		
Well Type:	Single Well		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	E	0.81	4,257.02	18.46	MONITOR WELLS

Station ID:	28207	Basin Region Desc:	Sacramento River
Site Code:	383728N1214548W001	Basin Region Actv:	Y
WCR No:		Basin Region Order:	5
State Well No:	06N05E17F001M	WLM Method:	
Well Depth:	200.00000	WLM Accuracy:	
Well Use:	Unknown	Ground Surf Elevtn:	19.43000
Monitoring Program:	SGMA	GSE Method:	Unknown
RPE:	20.43000	GSE Accuracy:	Unknown
Basin ID:		County Name:	Sacramento
Basin Code:	5-021.65	Latitude:	38.37280
Basin Name:	South American	Longitude:	-121.45480
Basin Region Code:	5		
Continuous Data Station No:			
Well Name:	RMP_08		
Well Type:	Single Well		

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ENE	0.67	3,543.31	18.54	WATER WELLS

WCR No:	WCR1999-000472
Location:	4011 HOOD FRANKLIN RD
City:	ELK GROVE

County:	Sacramento
Decimal Latitude:	38.37726257
Decimal Longitude:	-121.45736168
Location(OSWCR):	4011 HOOD FRANKLIN RD
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37726257
Decim Long(OSWCR):	-121.45736168
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.76	4,025.94	3.68	WATER WELLS

WCR No:	WCR0326310
Location:	
City:	
County:	Sacramento
Decimal Latitude:	38.38651
Decimal Longitude:	-121.47301
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.38651
Decim Long(OSWCR):	-121.47301
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.76	4,025.94	3.68	WATER WELLS

WCR No:	WCR2005-002242
Location:	ELK GROVE BLVD/BRUCEVILLE RD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.38651
Decimal Longitude:	-121.47301
Location(OSWCR):	ELK GROVE BLVD/BRUCEVILLE RD
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.38651
Decim Long(OSWCR):	-121.47301
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	ENE	0.78	4,098.89	18.94	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR2003-000208
Location:	10464 FRANKLIN BLVD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37773918
Decimal Longitude:	-121.4554974
Location(OSWCR):	10464 FRANKLIN BLVD
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37773918
Decim Long(OSWCR):	-121.4554974
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No:	WCR1958-000356
Location:	
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37226
Decimal Longitude:	-121.45448
Location(OSWCR):	
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37226
Decim Long(OSWCR):	-121.45448
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No:	WCR1948-000020
Location:	
City:	
County:	Sacramento
Decimal Latitude:	38.37226
Decimal Longitude:	-121.45448
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37226
Decim Long(OSWCR):	-121.45448
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No:	WCR0171390
Location:	
City:	
County:	Sacramento
Decimal Latitude:	38.37226
Decimal Longitude:	-121.45448
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37226
Decim Long(OSWCR):	-121.45448
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No:	WCR1995-001964
Location:	BILBY RD & FRANKLIN RD
City:	FRANKLIN
County:	Sacramento
Decimal Latitude:	38.37226
Decimal Longitude:	-121.45448
Location(OSWCR):	BILBY RD & FRANKLIN RD
City(OSWCR):	FRANKLIN
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37226
Decim Long(OSWCR):	-121.45448
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No:	WCR2004-004308
Location:	FRANKLIN BLVD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37226
Decimal Longitude:	-121.45448
Location(OSWCR):	FRANKLIN BLVD

City(OSWCR): ELK GROVE
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37226
Decim Long(OSWCR): -121.45448
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No: WCR0217521
Location:
City:
County: Sacramento
Decimal Latitude: 38.37226
Decimal Longitude: -121.45448
Location(OSWCR):
City(OSWCR):
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37226
Decim Long(OSWCR): -121.45448
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	E	0.83	4,369.85	18.81	WATER WELLS

WCR No: WCR1959-000128
Location:
City:
County: Sacramento
Decimal Latitude: 38.37226
Decimal Longitude: -121.45448
Location(OSWCR):
City(OSWCR):
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37226
Decim Long(OSWCR): -121.45448
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.87	4,602.14	12.05	WATER WELLS

WCR No: WCR0143517
Location:
City:

County: Sacramento
Decimal Latitude: 38.37218
Decimal Longitude: -121.4916
Location(OSWCR):
City(OSWCR):
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37218
Decim Long(OSWCR): -121.4916
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.87	4,602.14	12.05	WATER WELLS

WCR No: WCR0295839
Location:
City:
County: Sacramento
Decimal Latitude: 38.37218
Decimal Longitude: -121.4916
Location(OSWCR):
City(OSWCR):
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37218
Decim Long(OSWCR): -121.4916
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.87	4,602.14	12.05	WATER WELLS

WCR No: WCR2010-005120
Location: 1922 HOOD FRANKLIN RD
City: ELK GROVE
County: Sacramento
Decimal Latitude: 38.37218
Decimal Longitude: -121.4916
Location(OSWCR): 1922 HOOD FRANKLIN RD
City(OSWCR): ELK GROVE
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37218
Decim Long(OSWCR): -121.4916
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.87	4,602.14	12.05	WATER WELLS

WCR No:	WCR0324376
Location:	
City:	
County:	Sacramento
Decimal Latitude:	38.37218
Decimal Longitude:	-121.4916
Location(OSWCR):	
City(OSWCR):	
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37218
Decim Long(OSWCR):	-121.4916
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	E	0.83	4,362.96	18.80	WATER WELLS

WCR No:	WCR2018-006855
Location:	10575 Franklin BLVD
City:	Elk Grove
County:	Sacramento
Decimal Latitude:	38.3726401446
Decimal Longitude:	-121.454447996
Location(OSWCR):	10575 Franklin BLVD
City(OSWCR):	Elk Grove
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.3726401446
Decim Long(OSWCR):	-121.454447996
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	W	0.88	4,620.94	12.24	WATER WELLS

WCR No:	WCR1984-002346
Location:	
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.3722222
Decimal Longitude:	-121.4916667
Location(OSWCR):	
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.3722222
Decim Long(OSWCR):	-121.4916667
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	ENE	0.79	4,146.61	17.74	WATER WELLS

WCR No:	WCR2012-000633
Location:	10408 FRANKLIN BLVD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37894054
Decimal Longitude:	-121.45568141
Location(OSWCR):	10408 FRANKLIN BLVD
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37894054
Decim Long(OSWCR):	-121.45568141
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	ENE	0.79	4,146.61	17.74	WATER WELLS

WCR No:	WCR2005-000833
Location:	10408 FRANKLIN BLVD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37894054
Decimal Longitude:	-121.45568141
Location(OSWCR):	10408 FRANKLIN BLVD
City(OSWCR):	ELK GROVE
County(OSWCR):	Sacramento
Decimal Lat(OSWCR):	38.37894054
Decim Long(OSWCR):	-121.45568141
Data Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	E	0.86	4,519.54	18.87	WATER WELLS

WCR No:	WCR1990-007615
Location:	10587 FRANKLIN BLVD
City:	ELK GROVE
County:	Sacramento
Decimal Latitude:	38.37314689
Decimal Longitude:	-121.45385008
Location(OSWCR):	10587 FRANKLIN BLVD

City(OSWCR): ELK GROVE
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37314689
Decim Long(OSWCR): -121.45385008
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	ENE	0.86	4,548.67	20.60	WATER WELLS

WCR No: WCR1991-006066
Location: 10455 FRANKLIN BLVD
City: ELK GROVE
County: Sacramento
Decimal Latitude: 38.37685082
Decimal Longitude: -121.45376802
Location(OSWCR): 10455 FRANKLIN BLVD
City(OSWCR): ELK GROVE
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.37685082
Decim Long(OSWCR): -121.45376802
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	SSE	0.90	4,737.50	14.21	WATER WELLS

WCR No: WCR2012-001599
Location: FRANKLIN BLVD
City: ELK GROVE
County: Sacramento
Decimal Latitude: 38.35731866
Decimal Longitude: -121.46806915
Location(OSWCR): FRANKLIN BLVD
City(OSWCR): ELK GROVE
County(OSWCR): Sacramento
Decimal Lat(OSWCR): 38.35731866
Decim Long(OSWCR): -121.46806915
Data Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *SACRAMENTO* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *SACRAMENTO* County

No Measures/Homes:	55
Geometric Mean:	0.4
Arithmetic Mean:	1
Median:	0.7
Standard Deviation:	2.3
Maximum:	15.9
% >4 pCi/L:	2
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The data includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIS database information is obtained through the Water Quality Data Portal (WQP). The WQP is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

Wells from NWIS — **FED USGS**

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This select NWIS Wells dataset contains specific Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well, Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern. Applicable NWIS database information is obtained

through the Water Quality Data Portal (WQP). The WQP is a cooperative service sponsored by the USGS, the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC).

State Sources

Oil and Gas Wells **OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations **MONITOR WELLS**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

Well Completion Reports **WATER WELLS**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

Liability Notice

Reliance on information in Report: The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS Information Inc. disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

APPENDIX D: QUALIFICATIONS

PARTNER

Kennedy Gish
Staff Assessor

Education

Folsom Lake College- Associate of Arts, Geography
California State University- Sacramento- Bachelor of Arts, Geography

Highlights

Phase I Environmental Site Assessments
Transaction Screen Assessments
Environmental Desktop Reports
SB-721 Balcony Inspections
Construction Progress Monitoring Reports

Experience Summary

Mr. Gish is currently a Phase I Environmental Staff Assessor for Partner Engineering and Science, Inc. (Partner) and is currently working out of the Sacramento, California office. Mr. Gish is responsible for performing site evaluations for clients. These evaluations include onsite inspections, historical record research, and recommendation of further assessment if any potential environmental concerns are identified. Property types include vacant, commercial, residential, and industrially developed land. Mr. Gish graduated from California State University, Sacramento where course work focused on physical geography. Relevant course work includes the use of Geographic Information Systems (GIS) for spatial analysis, familiarity with various map styles, and analyzing spatial connections between people and their environment.

Prior to working for Partner, Mr. Gish worked as a Retail Sale Associate for O'Reilly Auto Parts where he developed the ability to listen and interpret customer's automotive problems and then find an agreeable solution. If that solution failed, then Mr. Gish also knew the value of doing right by the customer and doing everything within his ability to amend the problem. Experience prior to working for O'Reilly Auto Parts includes two years of working in the construction field installing underground utilities. Due to these two years' experience, Mr. Gish has a basic understand of standard underground piping in most urban areas.

Project Experience

Phase I, Fernley, Nevada– Mr. Gish conducted a Phase I site assessment for a property in Fernley, Nevada. This property consisted of over 4,000 acres of noncontiguous parcels which created unique challenges including identification of ways to group and discuss the various parcels of the subject property, proper classification of adjoining properties, and managing the project in a timely manner to get the report to the client on time.

SB-721 Balcony Inspection Portfolio, Bay Area, California– Mr. Gish assisted in organizing, scheduling, and conducting various balcony inspections in the Bay Area for a large multifamily property management client. Tasks including coordinating with a fellow coworker to identified number of balconies required for inspection, coordinating with property managers, and efficiently drilling and patching the holes required for inspection. Throughout this portfolio, Mr. Gish was consciences of cost by organizing the sites geographically to minimalize travel time and to cut down on travel expenses.

Contact
kgish@partneresi.com

PARTNER

Corinne Kennah-Cohn
Project Manager

Education
BS, Environmental Science (focus in Ecological Restoration), Humboldt State University, California

Highlights
6 years of experience in the environmental consulting industry
5 years of experience performing due diligence assessments
Completed over 1,000 due diligence assessments

Experience Summary
Ms. Kennah-Cohn currently holds the role of Project Manager at Partner Engineering and Science Inc. (Partner), where her responsibilities include the preparation and technical review of assessments in line with the American Society of Testing and Materials (ASTM) standards and US Environmental Protection Agency's All Appropriate Inquiry (AAI), as well as customized client formats, equity-level projects, Fannie Mae, and Freddie Mac.

Ms. Kennah-Cohn has over five years of experience in the environmental consulting industry, as has assisted in the completion of over 1,000 due diligence assessments including Phase I Environmental Site Assessments, Transaction Screen Assessments, Historical Risk Assessments, Records Search Risk Assessments, Database Reviews, Regulatory Agency File Reviews, and Client-Specific Property Inspection and Assessment Scopes for various property types. She has experience working for a diverse group of commercial real estate clients, including national and regional lenders, investors, equity stakeholders, and property owners

Project Experience
Ms. Kennah-Cohn has experience performing due diligence assessments for a variety of property types, including dry cleaners, fueling stations, bulk oil storage facilities, oil and gas well sites, automotive dealerships and repair shops, manufacturing, agricultural sites, lumber yards, hospitality, education institutions, multi-family, and medical office facilities. Project highlights include:

Fueling Station Portfolio, Greater Los Angeles Area, California. Ms. Kennah-Cohn performed site reconnaissance and regulatory file reviews for a nine-site portfolio of name-brand fueling stations with either current or historical subsurface contamination underground fuel tank releases.

Former Leather Tannery, Napa, California. Ms. Kennah-Cohn performed a Phase I Environmental Site Assessment (ESA) for a former leather tannery with historical petroleum hydrocarbon and hexavalent chromium impacts to soil and groundwater resulting from former tanning operations, including impacts to the Napa River and residential areas located adjacent to the site.

Industrial Parks, Greater Los Angeles and Sacramento Areas, California. Ms. Kennah-Cohn performed Phase I ESAs for a several multi-acre industrial sites occupied by various electroplating, chemical manufacturing, metal fabrication, cabinetry, and masonry tenants. Onsite features included wastewater treatment systems and multiple underground storage tanks containing various solvents, paint thinners and petroleum products.

Multi-Family Residential, Tampa, Florida. Ms. Kennah-Cohn performed a Phase I ESA for an apartment complex located adjacent to an abandoned waste oil collection site with documented soil and groundwater impacts, including a documented spill of waste oil which was contained in a stormwater retention basin on the subject property.

Private School Campus, Temecula, California. Ms. Kennah-Cohn performed a Phase I ESA for a 96-acre elementary, middle, and high school property featuring multiple septic tanks, onsite maintenance facilities, and underground petroleum and laboratory waste chemical storage tanks.

Former Landfill, Long Beach, California. Ms. Kennah-Cohn performed a Phase I ESA for a historical municipal and hazardous waste landfill undergoing redevelopment with a self-storage facility.

Historical Buildings, Sacramento, California. Ms. Kennah-Cohn has performed Phase I ESAs for multiple historical buildings in Downtown Sacramento prior to large-scale rehabilitation and redevelopment projects. Project highlights include impacts related to long-term dry cleaning uses. Additional assessments have included soil vapor, indoor air, asbestos, and lead paint screening.

Agricultural Sites, Greater Sacramento Area, California. Ms. Kennah-Cohn has performed Phase I ESAs for several orchard, winery, vineyard, dairy farm, and ranching properties including onsite domestic and irrigation wells, septic systems, wastewater treatment systems, vehicle and equipment maintenance areas, agricultural chemical storage, and burn piles containing vegetative waste as well as hazardous waste drums and various plastic and metal debris.

Retail Shopping Centers, Greater Los Angeles and Sacramento Areas, California. Ms. Kennah-Cohn has performed Phase I ESAs for several multi-acre shopping centers within the greater Los Angeles and Sacramento areas featuring current and historical soil, soil vapor, and/or groundwater impacts related to dry cleaning, automotive repair, and fueling station uses.

Contact

ckennahcohn@partneresi.com

PARTNER

Brad Sims
Relationship Manager

Education

High School Diploma, Brawley Union High School

Highlights

5 years in construction management
15 years in commercial real estate
19 years' experience in customer service

Experience Summary

Mr. Sims is a Relationship Manager with Partner Engineering and Science, Inc. In this role he will focus on due diligence services for commercial real estate clients including quick serve chain restaurants, industrial, and developers. His responsibilities include full-phase site development and environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control.

Mr. Sims is versed in the construction cycle from design, planning, sub-trades, site logistics, field coordination, building regulation, and project schedule for new retail shopping malls and mixed-use developments. He has managed $40M, or 700,000 square feet of new development in northern California. He is intimately familiar with the multidisciplinary engineering and environmental services required by architects, developers, builders, engineers, subcontractors, municipalities, and other stakeholders. Mr. Sims also has more than a decade of experience in custom relationship management where he oversaw the day-to-day operations of a large construction supply retail business.

His responsibilities include site development and environmental consulting, regional client management, multi-scope contract negotiation/execution, project management, and technical report quality control. His regional expertise compliments the wide variety of Partner projects and client types including retail developers, mixed-use developers, asset management/investment groups, and commercial real estate professionals.

Project Experience

Sacramento Rehabilitation Hospital, Sacramento, CA - Phase I Environmental Assessment, property condition assessment, and zoning report for 2-story, 59,508 SF healthcare building, constructed in 2022, occupying a 4.23-acre parcel.

2118 & 2120 K Street, Sacramento, CA - Phase I Environmental Site Assessment for a ±4,400 SF retail building, constructed in 1947, occupying a 0.15-acre parcel.

258 East Market Street, Salinas, CA - Phase I Environmental Site Assessment for a ±5,000 SF industrial warehouse, constructed in 1945, occupying a 0.27-acre parcel

1800 Alemany Boulevard, San Francisco, CA - Phase I and Phase II Environmental Site Assessments for a single-story commercial structure, previously occupied by an automotive repair and maintenance facility.

Maple Street Shopping Center, Livermore, CA - Phase I Environmental Site Assessment for a 7,417 SF retail shopping center, constructed in 1974, occupying a ±0.477-acre parcel.

2115 1st Street and 160 South J Street, Livermore, CA - Phase I Environmental Site Assessments for two retail buildings (1,750 SF, 0.044 Acre parcel and 1,460 SF, 0.041 Acre parcel).

11270 & 11280 Sanders Drive, Livermore, CA - Phase I Environmental Site Assessments for two industrial warehouse buildings (21,865 SF, 1.45-acre parcel, Built 2004 and 21,865 SF, 1.45-acre parcel, Built 2003).

14444 Kodama Road, Nevada City, CA - Phase I Environmental Site Assessment for a 2,291 SF residential building, constructed in 2017, occupying 37.17 acres

Industrial Warehouses, Venus, TX - Phase I Environmental Site Assessment for a ±15,200 SF industrial warehouse, reportedly constructed in 2008.

Contact

bsims@partneresi.com
916-886-3062

Appendix I

Farmland Conversion Impact Rating Form

U.S. Department of Agriculture

FARMLAND CONVERSION IMPACT RATING

PART I *(To be completed by Federal Agency)*	Date Of Land Evaluation Request September 26, 2025
Name of Project Wilton 53.34-Acre Tribal Office and Ecor	Federal Agency Involved Bureau of Indian Affairs
Proposed Land Use Commercial	County and State Sacramento County, California
PART II *(To be completed by NRCS)*	Date Request Received By NRCS 9/26/2025 — Person Completing Form: Luis Alvarez

Does the site contain Prime, Unique, Statewide or Local Important Farmland? *(If no, the FPPA does not apply - do not complete additional parts of this form)*	YES ☑ NO ☐	Acres Irrigated 100,399	Average Farm Size 224 ac.
Major Crop(s) Corn (Bushels), Cotton, Sugarbeet	Farmable Land In Govt. Jurisdiction Acres: 430,13[illegible]% 67.6	Amount of Farmland As Defined in FPPA Acres: 312,22[illegible]% 49.1	
Name of Land Evaluation System Used CA Revised Storie Index	Name of State or Local Site Assessment System None	Date Land Evaluation Returned by NRCS 9/30/2025	

PART III *(To be completed by Federal Agency)*	Alternative Site Rating			
	Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly	.			
B. Total Acres To Be Converted Indirectly	.			
C. Total Acres In Site	6			
PART IV *(To be completed by NRCS)* Land Evaluation Information				
A. Total Acres Prime And Unique Farmland	.			
B. Total Acres Statewide Important or Local Important Farmland	.			
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	0.0019			
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	47.03			
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)	30			

PART VI *(To be completed by Federal Agency)* Site Assessment Criteria *(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)*	Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use	(15)	15			
2. Perimeter In Non-urban Use	(10)	10			
3. Percent Of Site Being Farmed	(20)	0			
4. Protection Provided By State and Local Government	(20)	0			
5. Distance From Urban Built-up Area	(15)	10			
6. Distance To Urban Support Services	(15)	10			
7. Size Of Present Farm Unit Compared To Average	(10)	0			
8. Creation Of Non-farmable Farmland	(10)	0			
9. Availability Of Farm Support Services	(5)	5			
10. On-Farm Investments	(20)	0			
11. Effects Of Conversion On Farm Support Services	(10)	0			
12. Compatibility With Existing Agricultural Use	(10)	5			
TOTAL SITE ASSESSMENT POINTS	160	55			
PART VII ***(To be completed by Federal Agency)***					
Relative Value Of Farmland *(From Part V)*	100	30			
Total Site Assessment *(From Part VI above or local site assessment)*	160	55			
TOTAL POINTS ***(Total of above 2 lines)***	260	85			

Site Selected: A	Date Of Selection	Was A Local Site Assessment Used? YES ☐ NO ☑

Reason For Selection:

Name of Federal agency representative completing this form:	Date:

(See Instructions on reverse side) **Form AD-1006 (03-02)**

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, http://fppa.nrcs.usda.gov/lesa/.

Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s)of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)

Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.

Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.

Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.

Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.

Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.

2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.
Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.