



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Florin 40 Tentative Subdivision Map

Control Number:

PLNP2017-00168

Project Location:

The project is located south of Florin Road approximately 1,900 feet east of Bradshaw Road in the Vineyard community.

APN:

066-0100-003

Description of Project:

The proposed Florin 40 project includes a number of entitlement requests including:

1. A **Rezone** of 41.0 acres from Agricultural 20 (A-20) to 38.6 acres of Residential 5 (RD-5) and 2.4 acres of Recreation (O).
2. A **Large Lot Tentative Subdivision Map** to divide a 41.0-acre property into three large lots for the purposes of financing and phasing.
3. A **Tentative Subdivision Map** to divide a 41.0-acre property into 193 single-family residential lots, one 2.36-acre park lot, and four landscape lots.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Walters Land Planning Attn: Bruce Walters 7498 Griggs Way,
Sacramento, CA 95831 wlp12@comcast.net 916-502-1723

Exempt Status:

STATUTORY EXEMPTION— Public Resources Code § 21155.4, CEQA Guidelines Section 15182 (a)

Reasons why project is exempt:

The proposed project is exempt from CEQA due to its conformity with the previously approved North Vineyard Station Specific Plan. The project would be required to implement all applicable mitigation as adopted as part of the approval of the Specific Plan. The proposed project would not increase the likelihood of the project to have a significant impact on an environmental

resource. The proposed project would be subject to all previously adopted conditions of approval and mitigation measures.

In reviewing the project level information provided for this project and acting as Lead Agency, the County of Sacramento has analyzed the potential environmental impacts created by the proposed Florin 40 project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of California Code, Public Resources Code § 21155.4 (CEQA Guidelines Section 15182) concerning the decision to exempt the project from further CEQA review can be made in the affirmative. As supported by substantial evidence contained within this Notice of Exemption and associated consistency checklist, the Lead Agency makes the following findings:

- [X] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.
- [X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.
- [X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.
- [X] Neither the proposed Project nor changed circumstances will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- [X] The proposed project is consistent with California Code, Public Resources Code § 21155.4 (2) (CEQA Guidelines Section 15182 (c)), and is therefore, exempt from CEQA.

Joelle Inman
Joelle Inman
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
NORTH VINEYARD STATION SPECIFIC PLAN EIR
CONSISTENCY REVIEW

PROJECT INFORMATION

CONTROL NUMBER: PLNP2017-00168

NAME: Florin 40

LOCATION: The project is located on the south side of Florin Road approximately 1,900 feet east of Bradshaw Road in the Vineyard community (Plate-1).

ASSESSOR'S PARCEL NUMBER: 066-0100-003

APPLICANT:

Walters Land Planning Attn: Bruce Walters
7498 Griggs Way, Sacramento, CA 95831

PROJECT DESCRIPTION

The project consists of the following entitlement requests (Plate-2, Plate-3, and Plate-4):

1. A **Rezone** of 41.0 acres from Agricultural 20 (A-20) to 38.6 acres of Residential 5 (RD-5) and 2.4 acres of Recreation (O).
2. A **Large Lot Tentative Subdivision Map** to divide a 41.0-acre property into three large lots for the purposes of financing and phasing.
3. A **Tentative Subdivision Map** to divide a 41.0-acre property into 193 single-family residential lots, one 2.36-acre park lot, and four landscape lots.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

INTRODUCTION

Pursuant to CEQA Guidelines Section 15182, certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA, provided the project meets all of the conditions of Section 15182. Specifically, Section 15182 states:

Residential Projects Implementing Specific Plans.

Plate 1: General Vicinity Map

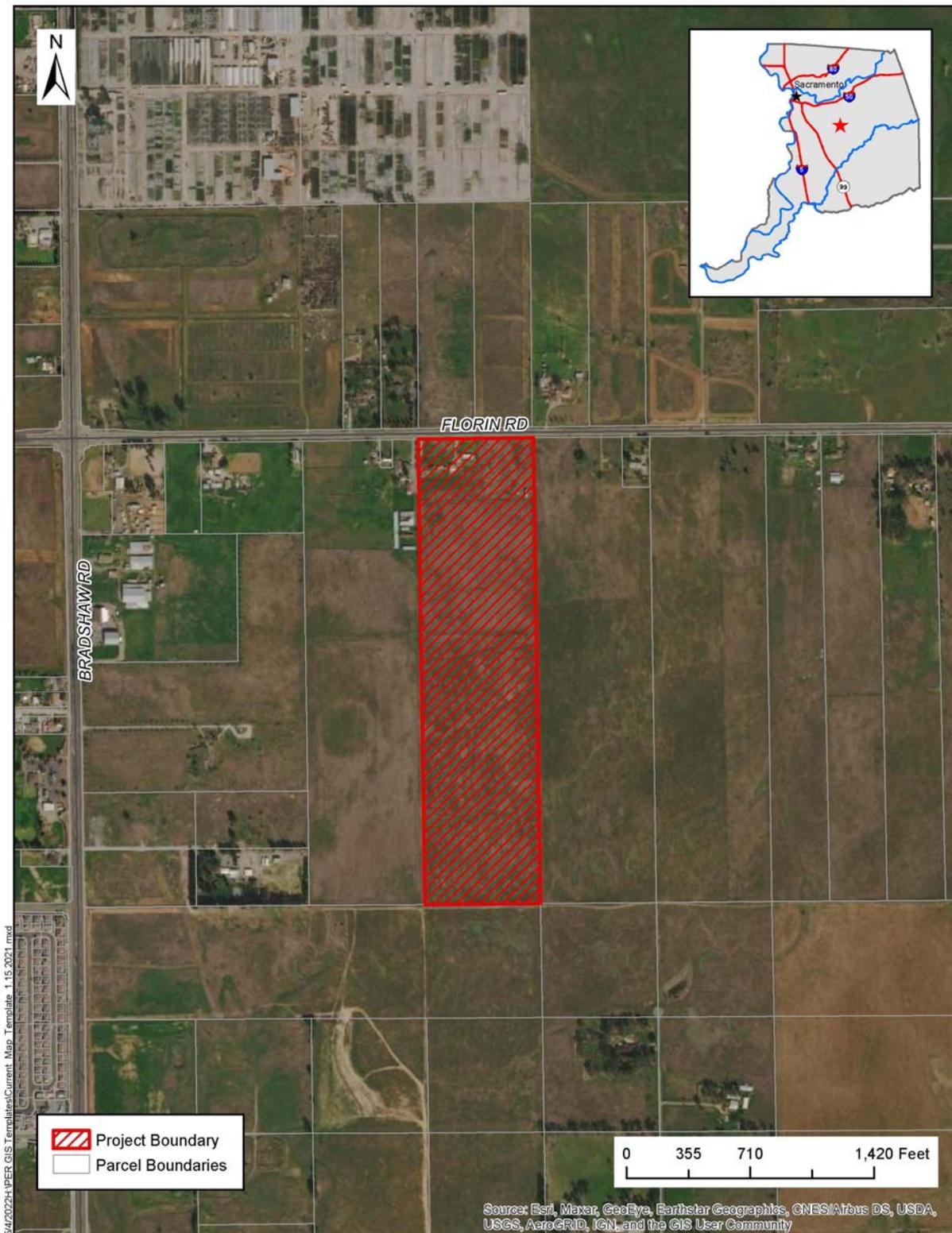


Plate 2: Tentative Subdivision Map

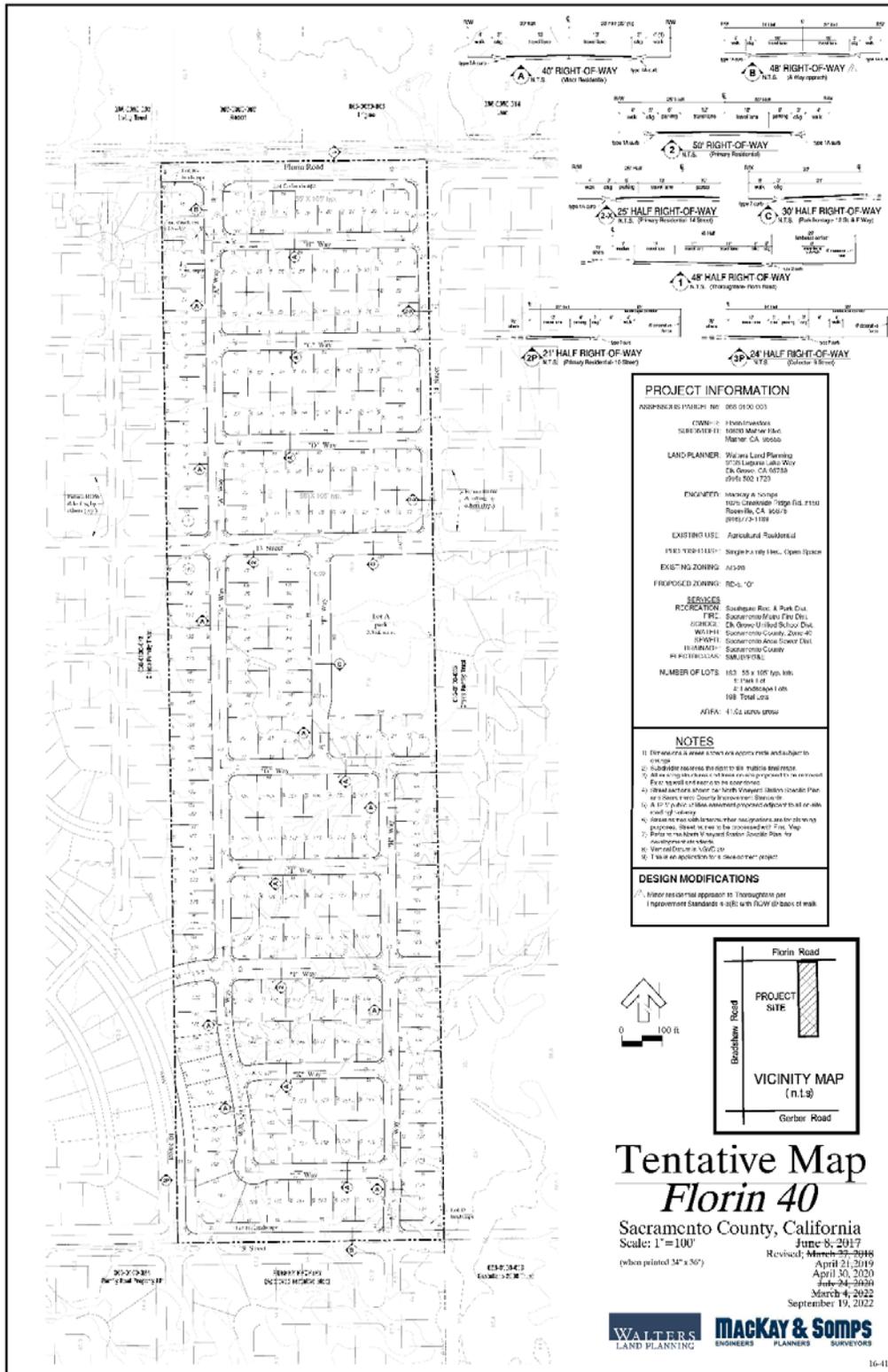


Plate 3: Preliminary Grading Plan

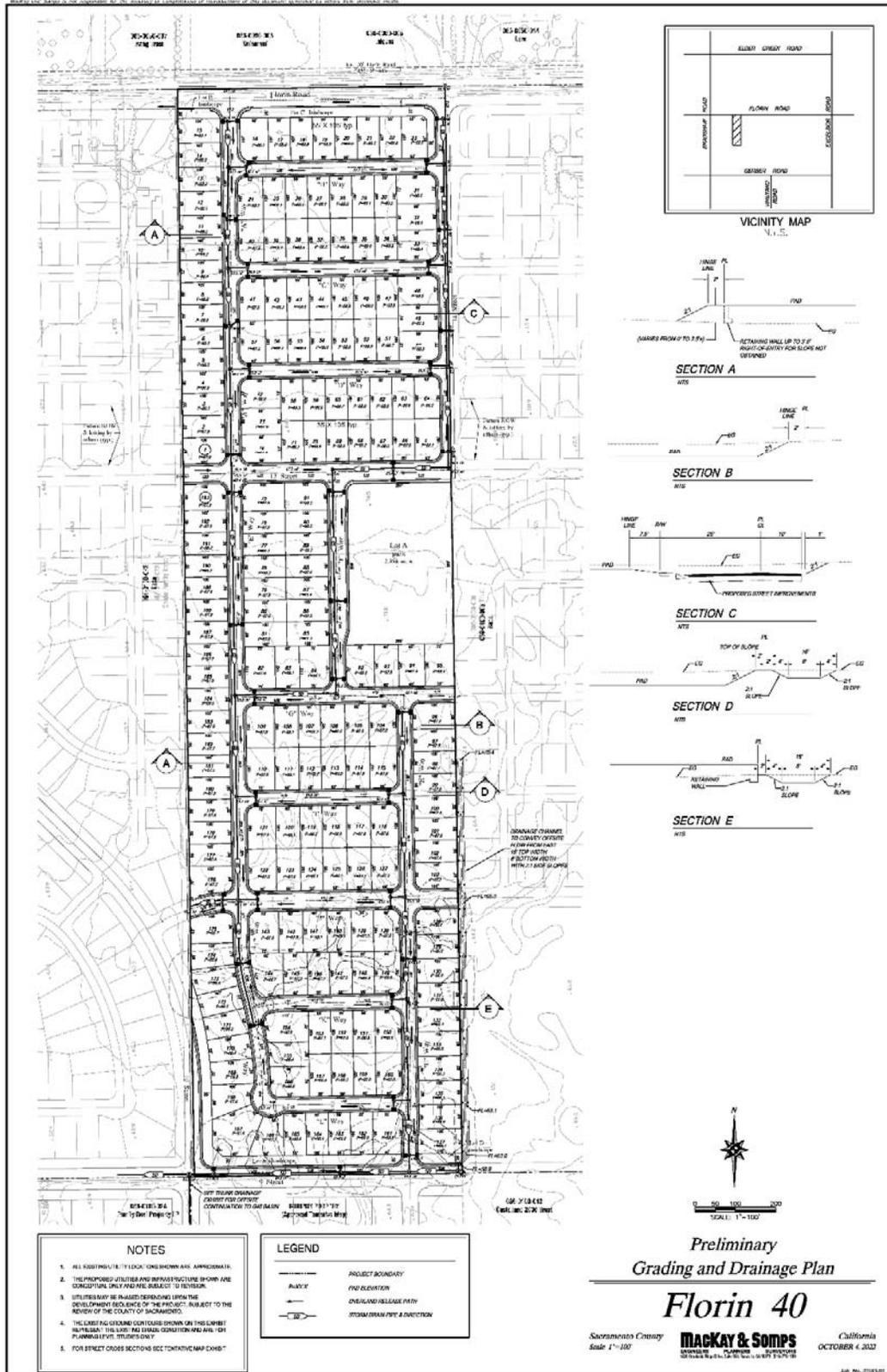
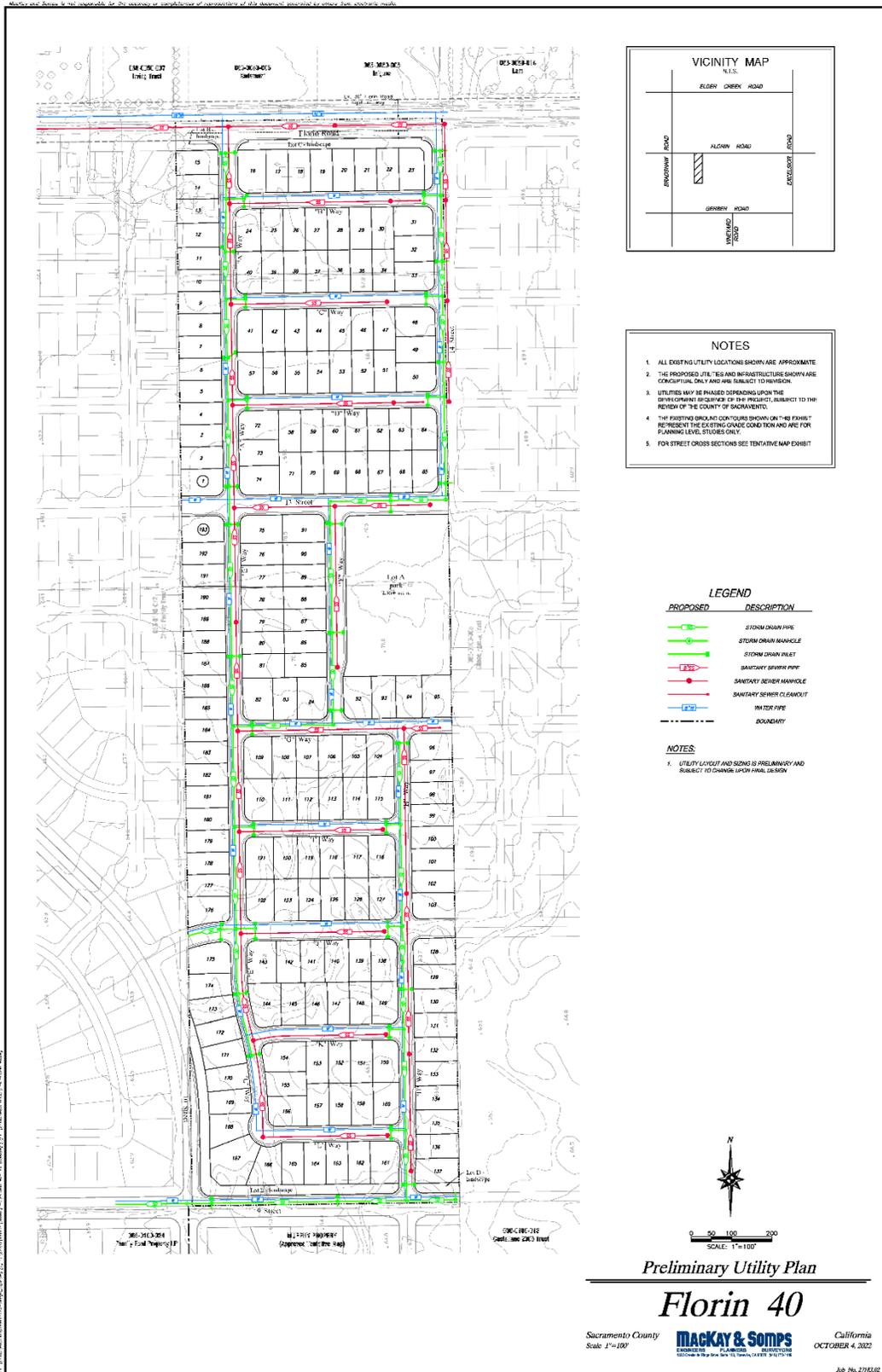


Plate 4: Preliminary Utility Plan



- 1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.
- 2) Limitation. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.
- 3) Statute of Limitations. A court action challenging the approval of a project under this subdivision for failure to prepare a supplemental EIR shall be commenced within 30 days after the lead agency's decision to carry out or approve the project in accordance with the specific plan.

This document is intended to provide supporting information for the attached Notice of Exemption to demonstrate that none of the events outlined in CEQA Guidelines Section 15162 have occurred, that the project is consistent with Section 15182, and is therefore exempt from the provisions of CEQA.

CEQA DOCUMENTS ADDRESSED

The following CEQA documents are addressed herein and incorporated by reference:

- Final Environmental Impact Report, North Vineyard Station Specific Plan (SCH Number 96032057) (Sacramento County. 1998), certified by the Sacramento County Board of Supervisors in August 1998 (County Control No. 98-SFB-0238) (Referred to as the Final EIR) (Attachment A).
- Supplemental to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment, Financing Plan and Water Treatment Facilities (SCH Number 2004032104) (Sacramento County. 2004), certified by the Sacramento County Board of Supervisors in November 2004 (County Control No. 2003-CPB-0082, 2002-PWE-0532, 2004-PWE-0144) (Referred to as the Supplemental) (Attachment B).
- Supplemental EIR for the North Vineyard Station Specific Plan Roadway Improvements (SCH Number 2006112105, County Control No. 2006-PWE-0194) (Attachment C).
- Addendum to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment- A Major Amendment To Update The North Vineyard Station Specific Plan Transportation Mitigation Strategy. (County Control number PLNP2020-00228) (Attachment D).

- Final Environmental Impact Report, South Sacramento Habitat Conservation Plan (SSHCP) (SCH Number 2008062030) (Sacramento County 2018), certified by the Sacramento County Board of Supervisors on September 11, 2018 (County Control No. 2003-0637) The SSHCP, SSHCP FEIR, and associated documents can be found on Sacramento County’s SSHCP website at:

<https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/SSHCPPlan.aspx>

The above documents are available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814 and are hereby incorporated by reference in accordance with State CEQA Guidelines Section 15150.

This document serves as substantial evidence to support the preparation of a CEQA Notice of Exemption pursuant to CEQA Guidelines Section 15182 (c). In accordance with CEQA, this document also demonstrates that all potential environmental impacts associated with the proposed Project would be within the scope of impacts already evaluated and disclosed in the FEIRs.

CEQA AUTHORITY FOR SPECIFIC PLAN CONSISTENCY REVIEW

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the State CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous

EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or mitigated negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, all of the impacts associated with the proposed Project are found to be within the scope of impacts previously addressed and disclosed in the certified FEIRs and do not constitute a new or substantially increased significant impact. Based on this determination, the proposed Project does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

BACKGROUND – APPROVED AND PROPOSED PROJECT

OVERVIEW OF APPROVED PROJECTS

NORTH VINEYARD STATION SPECIFIC PLAN EIR

The North Vineyard Station Specific Plan (NVSSP) guides the development of 1,596± acres of land in a comprehensive manner. Residential development is the primary form

within the NVSSP area. Approximately 1,151 acres of the NVSSP area is dedicated for residential use and the remaining 445 acres is dedicated for commercial, open space, and public facilities. The plan focuses the majority of the commercial, business/professional, and higher density residential areas in the central portion of the plan area, on either side of Bradshaw Road.

The EIR found that the North Vineyard Station Specific Plan would result in significant and unavoidable impacts associated with traffic and circulation, traffic noise to existing receptors, cumulative loss of wildlife habitats, and cumulative ground water decline (interim impact). Significant impacts which could be avoided by recommended mitigation measures were associated with land use, short-term (construction-related) air quality, traffic noise to future development, hydrology and flooding, water supply (long-term), biological resources, cultural resources, and hazardous materials. Impacts associated with public services and sewer service were found to be less than significant.

NORTH VINEYARD STATION SPECIFIC PLAN SUPPLEMENTAL EIRS

THE NORTH VINEYARD STATION SPECIFIC PLAN AREA AMENDMENT, FINANCING PLAN, AND WATER TREATMENT FACILITIES, AS WELL AS THE VINEYARD POINT AND VINEYARD CREEK SUBDIVISIONS

A Final Supplemental Environmental Impact Report (FSEIR) was prepared for a subsequent group of projects within the NVSSP area known as the North Vineyard Station Specific Plan Area Amendment, Financing Plan, and Water Treatment Facilities, as well as the Vineyard Point and Vineyard Creek subdivisions (County Control Numbers: 03-CPB-0082, 02-PWE-0532, 04-PWE-0144, 02-RZB-SDB-SVB-0293, and 03-RZB-SVB-0385). The FSEIR was certified and the projects approved by the Board of Supervisors on November 10, 2004. Project-related impacts associated with air quality were identified as significant and unavoidable. Impacts related to traffic and circulation, noise, biological resources, and cultural resources were found to be potentially significant, but could be reduced to a less than significant level through inclusion of recommended mitigation measures. Impacts associated with land use, public services, public facilities financing, water supply drainage and hydrology, and sewer service were considered less than significant.

NORTH VINEYARD STATION ROADWAY IMPROVEMENTS SEIR

The NVSSP FEIR identified a number of roadway improvements that were necessary to accommodate build out of the NVSSP area, and mitigation was adopted that identified the necessary improvements. Subsequently, the North Vineyard Station Roadway Improvement SEIR identified the impacts associated with constructing the roadway improvements identified in the NVSSP FEIR. The Modified Project consists of a change in the implementation strategy to previous adopted mitigation measures. The Modified Project did not change on-the-ground impacts associated with buildout of the NVSSP, or the roadway improvements themselves.

NORTH VINEYARD STATION TRANSPORTATION MITIGATION STRATEGY ADDENDUM

The Board of Supervisors adopted a revised Transportation Mitigation Strategy that involves adjusting the triggers or timing for when improvements are required to be made on February 28, 2023. The revised Transportation Mitigation Strategy addresses these issues with timing adjustments (i.e. the deferral of certain triggered improvements to a later number of units).

The NVSSP FEIR identified a number of roadway improvements that were necessary to accommodate build out of the NVSSP area, and mitigation was adopted that identified the necessary improvements. Subsequently, the North Vineyard Station Roadway Improvement SEIR identified the impacts associated with constructing the roadway improvements identified in the NVSSP FEIR. The revised Transportation Mitigation Strategy consists of a change in the implementation strategy to previous adopted mitigation measures. The adopted of the Transportation Mitigation Strategy did not change on-the-ground impacts associated with buildout of the NVSSP, or the roadway improvements themselves.

SOUTH SACRAMENTO HABITAT CONSERVATION PLAN (SSHCP)

The SSHCP is a regional approach to addressing development, habitat conservation, and agricultural lands within the south Sacramento County region, including the cities of Galt and Rancho Cordova. The specific geographic scope of the SSHCP includes U.S. Highway 50 to the north, the Sacramento River levee and County Road J11 (connects the towns of Walnut Grove and Thornton, it is known as the Walnut Grove-Thornton Road) to the west, the Sacramento County line with El Dorado and Amador counties to the east, and San Joaquin County to the south. The SSHCP Project area excludes the City of Sacramento, the City of Folsom, the City of Elk Grove, most of the Sacramento-San Joaquin Delta, and the Sacramento community of Rancho Murietta.

The SSHCP covers 28 different species of plants and wildlife, including 10 that are state and/or federally-listed as threatened or endangered. The SSHCP has been developed as a collaborative effort to streamline permitting and protect covered species habitat.

On May 15, 2018, the Final SSHCP and EIS/EIR was published in the federal Register for a 30-day review period. Public hearings on the proposed adoption of the final SSHCP, final EIS/EIR, final Aquatic Resources Plan (ARP), and final Implementation Agreement (IA) began in August 2018, and adoption by the County occurred on September 11, 2018. The permit was received on June 12, 2019 from the USFWS, July 25, 2019 from the U.S. Army Corps of Engineers (USACE), and August 20, 2019 from the CDFW.

Projects that are covered activities under the SSHCP must comply with the provisions of the SSHCP and associated permits. The avoidance and minimization measures (AMMs) and permit conditions of the SSHCP reflect the most recently vetted protocols as it relates to avoidance of special status species impacts and have been approved by the applicable State and Federal agencies. As such, compliance with the SSHCP and provisions of the SSHCP permits serves as equivalent mitigation for mitigation measures adopted prior to

the adoption of the SSCHP. The analysis contained in this document addresses the applicability of the SSHCP and mitigation has been designed to comply with the SSHCP.

ENVIRONMENTAL CHECKLIST FOR SPECIFIC PLAN CONSISTENCY

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact Was Analyzed. This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic. Unless otherwise indicated, page number references are to the FEIR.

Do Proposed Changes Involve New Significant Impacts? Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals or will result in a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New Impacts? Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification? Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more

significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts. Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures may have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion. A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures. Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category. Refer to Attachment E for the full text of listed Mitigation Measures.

Conclusions. A discussion of the conclusion relating to the analysis contained in each section.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The FEIR identified a number of mitigation measures to reduce impacts to less than significant. Some of these measures have been satisfied through incorporation of the measure into the NVSSP policy document. To ensure project compliance with adopted mitigation measures, a project specific MMRP has been drafted (Attachment E) that identifies all mitigation measures that are applicable to the proposed project. Note that some mitigation measures were adopted as NVSSP-wide measures and may not be site specific. Projects are required to comply with mitigation measures as applicable. Some measures may not apply in their entirety to the currently proposed project. In some cases, mitigation language has been updated to reflect site-specific conditions, but no new mitigation is proposed. Per the discussion above, biological resources mitigation measures have been updated to reflect the adoption and implementation strategy of the SSHCP. The mitigation measure outlining participation in the SSHCP to satisfy state and federal permitting requirements serves as equivalent mitigation to the previously adopted biological resources mitigation measures (see Biological Resources section below).

MITIGATION MEASURE COMPLIANCE

The project shall comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project as follows:

1. It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **\$10,400.00**, which includes administrative costs of **\$1,050.00**. Over the course of the project, the Office of Planning and Environmental Review will regularly conduct cost accountings and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.
2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?	Page N/A	No	No	No	None recommended
b. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings?	Page N/A	No	No	No	None recommended
c. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality	Page N/A	No	No	No	None recommended
d. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area	Page N/A	No	No	No	None recommended

Discussion: Aesthetics were not directly addressed as a study area of the NVSSP EIR. However, the FEIR Land Use section notes that the NVSSP had already been designated for urban and suburban uses in the General Plan, and was consistent with the overall growth plan for the County. At time of preparation of the NVSSP FEIR, it was already anticipated that the area would eventually urbanize, thus resulting in a conversion from rural/semi-rural uses to urban levels of density. In the Preferred Specific Plan section it is noted that “the Plan places a high priority on aesthetics”. The plan itself further outlines design and development standards and the project is also subject to the standards outlined in the County’s Zoning Code. The proposed project is consistent with the analysis related to aesthetics in that it will result in a conversion of semi-rural

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
lands to residential uses as considered and analyzed in the NVSSP and environmental document. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Mitigation Measures: None					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?	Page 15.4	No	No	No	None recommended
b. Conflict with any existing Williamson Act contract?	Page N/A	No	No	No	None recommended
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
d. Result in the loss of forest land or conversion of forest land to non-forest use?	Page N/A	No	No	No	None recommended
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Page 5.23 – 5.28	No	No	No	LU-1, LU-2, LU-3, LU-4
<p>Discussion: The FEIR references that although the Plan area and much of the surrounding properties are currently zoned for agricultural-residential and general agricultural uses, the conversion of this land for urban development was committed during the General Plan approval process. The FEIR did not analyze impacts to forestry resources, but the NVSSP area does not contain any forestry resources. The FEIR did not analyze conflicts with Williamson Act parcels but the NVSSP does not contain any Williamson Act parcels. The proposed project consists of the development of a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots, and does not change the location, concentration, or overall number of dwelling units within the NVSSP area. Mitigation measures LU-1 through LU-4 were identified to ensure consistency between the NVSSP and the General Plan land use diagrams. These measures have since be satisfied and no further land use mitigation measures are applicable to the proposed project. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

III. Airports

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?-	Page N/A	No	No	No	None recommended.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?	Page 10.6	No	No	No	None recommended
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?	Page N/A	No	No	No	None recommended
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Page N/A	No	No	No	None recommended
<p>Discussion: The Mather Airport Comprehensive Land Use Plan Update, May 1996, was relied upon for determining future noise impacts associated with Mather Airport, located approximately four miles northeast of the NVSSP. The proposed project site is outside of the 60 dB noise contour; therefore, associated noise policies do not apply to this project. The proposed project consists of the development of a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots, and does not change the location, concentration, or overall number of dwelling units within the NVSSP area. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

IV. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Conflict with or obstruct implementation of the applicable air quality plan?	Page 9.4	No	No	No	No recommended
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	Page 9.16	No	No	No	AQ-1, AQ-2
c. Expose sensitive receptors to pollutant concentrations in excess of standards?	Page 9.18	No	No	No	None recommended
d. Create objectionable odors affecting a substantial number of people?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>Discussion: The FEIR determined construction related air quality impacts to be potentially significant for certain levels of construction activity. Mobile source generation of NO_x, ROG, and PM₁₀ greatly exceed standards from a cumulative standpoint, and would be a significant adverse impact. The FEIR identified significant and unavoidable impacts associated with construction emissions related to particulate matter and operational emissions. Mitigation is adopted to reduce these impacts but not to a less than significant level. Mitigation consists of implementation of a dust control plan (AQ-1) and the application of equipment emission reporting (AQ-2) and compliance with the Specific Plan-wide Air Quality Mitigation Plan.</p> <p>The proposed project consists of the development of a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots, and does not change the location, concentration, or overall number of dwelling units contemplated within the NVSSP area. All projects within the NVSSP area must comply with all previously adopted mitigation. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: AQ-1 and AQ-2</p>					

V. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?	Page 14.6-14.15 and 14.23-14.29	No	No	No	BR-4, BR-5
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?	Page 2.24, 14.30	No	No	No	BR-4, BR-5
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?	Page 2.32-2.41, 14.10-14.23	No	No	No	BR-1, BR-2, BR-3
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?	Page 14.6-14.15 and 14.23-14.29	No	No	No	BR-5
e. Adversely affect or result in the removal of native or landmark trees?	Page 2.37, 14.29	No	No	No	Incorporated by policy

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
f. Conflict with any local policies or ordinances protecting biological resources?	Page N/A	No	No	No	No
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, state or federal plan for the conservation of habitat?	Page 10-3 to 10-4	No	No	No	None recommended.
<p>Discussion: The FEIR concluded that impacts to wetlands and waters, trees, and special status species could be reduced to less than significant with mitigation, but impacts to wetlands/waters and loss of habitat would remain cumulatively significant and unavoidable. The project does not contain any protected, native trees, as shown in the project specific arborist report (Attachment F). Therefore, the previously adopted native tree mitigation does not apply to this project. The project will result in the removal of two almond and eight mulberry trees. The removal of onsite trees will be more than compensated through the required landscaping requirements for the project.</p> <p><u>Wetlands and Waters</u></p> <p>The SSHCP implements a CWA Section 404 permit strategy (SPK-1995-00386) for SSHCP covered activity projects which would discharge fill material into wetlands and other waters of the United States. The multi-tiered CWA 404 permit strategy draws upon the content of the SSHCP, the Aquatic Resources Program (ARP), and aquatic resource protection ordinances. The ARP is a local jurisdiction based aquatic resources permit program that adds to the strength of the SSHCP framework of protection of natural communities and native plant and wildlife species, including protection of aquatic resources. A primary goal of ARP implementation is to achieve an overall no net loss of aquatic resources functions and services. While the ARP focuses on a permit program to address impacts to aquatic resources and the SSHCP focuses on permitting related to incidental take of species, both permitting processes are done in conjunction with one another and consist of:</p> <ul style="list-style-type: none"> • A programmatic general permit (PGP), founded on a local aquatic resources protection program and designed to reduce duplication with that program, for covered activities with minimal individual and cumulative effects on aquatic resources. The PGP is implemented by the three land-use authority Permit Applicants (i.e., Sacramento County, Galt, and Rancho Cordova). • A regional general permit (RGP), for covered activities with minimal individual and cumulative effects on aquatic resources that do not qualify for the PGP. 					

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<ul style="list-style-type: none"> • A procedure for issuing Letters of Permission (LOP procedure) for covered activities with more than minimal effects, but less-than-significant effects, on the human environment, including aquatic resources. • An abbreviated process for issuing standard permits (abbreviated SP) for other covered activity impacts that do not qualify for the PGP or the LOP procedure. The abbreviated SP process is used for the small number of SSHCP covered activities requiring authorization under CWA 404 that may significantly affect the human environment under NEPA, requiring the preparation of an EIS. <p>The CWA 404 permit strategy relies, at all levels of permitting, on the SSHCP to address avoidance, minimization and requirements for compensatory mitigation for impacts to aquatic resources. Key to satisfying compensatory mitigation requirements, payment of SSHCP-required fees dually fulfills a Corps-approved South Sacramento In Lieu Fee Program established by the SSHCP Permittees, which relies on the compensatory mitigation ratio requirements for aquatic resources contained in the SSHCP (vs. project-by-project compensatory mitigation evaluation).</p> <p>All impacts to waters analyzed in the FEIR have also been analyzed in the SSHCP FEIR. The project site contains approximately 2.04 acres of jurisdictional wetlands, as outlined in the US Army Corps of Engineers (USACE) Jurisdictional Determination dated November 15, 2013 (Attachment G). The project would result in direct impacts to all jurisdictional waters onsite. The project will be subject to the CWA permitting provisions as administered through the SSHCP.</p> <p><u>Special Status Species</u></p> <p>All impacts to special status species analyzed in the FEIR, including loss of habitat and foraging habitat, have also been analyzed and accounted for in the SSHCP FEIR. The project site contains modeled habitat for vernal pool species and special status raptors. A Special Status Species Assessment has been prepared by Gibson And Skordall (Attachment H). Based on site specific surveys, the site has the potential to contain special status plants and vernal pool species in the vicinity of delineated waters. The site does not contain nesting habitat for raptors but does contain foraging habitat for special status birds, and foraging and nesting habitat for burrowing owl. Through compliance with the provisions and avoidance and minimization measures of the SSHCP and associated permits, the project will mitigate for all potential impacts to special status species.</p> <p>As discussed in the background section above, Projects that are covered activities under the SSHCP must comply with the provisions of the SSHCP and associated permits. The avoidance and minimization measures (AMMs) and permit conditions of the SSHCP reflect the most recently vetted protocols as it relates to avoidance of special status species impacts and have been approved by the applicable State and Federal agencies. As such, compliance with the SSHCP and provisions of the SSHCP permits serves as equivalent mitigation for mitigation measures adopted prior to the adoption of the SSCHP. Implementation of the SSHCP does not constitute new information pursuant to California Public Resources Code</p>					

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>§21166 (CEQA Guidelines § 15162). The SSHCP was vetted and adopted through a public process, and implementation of the SSHCP does not invalidate the findings of the FEIR or NVSSP. The project is consistent with the development assumptions analyzed in the FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: Mitigation Measure A (Measure A serves as in-kind mitigation for measures BR-1 to BR-6)</p> <p><u>Measure A – Compliance with the South Sacramento Habitat Conservation Plan:</u></p> <p>The applicant shall obtain authorization through the SSHCP prior to all ground disturbing activities, on-site and off-site. Authorization under the SSHCP shall include implementation and conformance with all applicable Avoidance and Minimization Measures (Attachment I) and payment of fees necessary to mitigate for impacts to species and habitat.</p>					

VI. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Cause a substantial adverse change in the significance of a historical resource?	Page 15.19-15.23	No	No	No	CR-1, CR-3
b. Have a substantial adverse effect on an archaeological resource?	Page 15.19-15.23	No	No	No	CR-2

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
c. Disturb any human remains, including those interred outside of formal cemeteries?	Page 15.19-15.23	No	No	No	CR-4
<p>Discussion: No cultural artifacts or evidence of precontact use of the project area was identified in the FEIR. Potentially significant impacts were identified regarding the discovery of unknown buried resources and would be reduced to less than significant with implementation of adopted mitigation measures. The project has satisfied Mitigation Measures CR-1 through CR-3, which call for site specific cultural resource surveys and proper treatment of any identified resources on site. The project site does not contain any identified cultural resources. The potential remains to uncover unanticipated, subsurface resources during construction. Mitigation Measure CR-4 consists of the proper notification, avoidance or treatment of unknown archeological resources and applies to all future development within the Plan area and is applicable to the proposed Project. The proposed Project is consistent with the densities and associated construction activities already analyzed in the FEIR and would not introduce any new impacts that were not previously analyzed. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: CR-4</p>					

VII. Energy

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Page N/A	No	No	No	None recommended
<p>Discussion: The consumption of energy, while not specifically calculated in the FEIR, was discussed with regard to the local energy companies being able to serve the project with extension of infrastructure. Further, since the certification of the FEIR, Title 24, the California Green Building Code, has been updated and contains stringent regulations for building energy consumption. The proposed project consists of the development of a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots, and does not change the location, concentration, or overall number of dwelling units within the Specific Plan area. New construction would need to comply with the regulations in place at the time of construction and would not impede a state or local plan for renewable energy or efficiency. No mitigation was adopted and no new mitigation is proposed. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

VIII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Appendix L Page 3-4	No	No	No	None recommended
b. Result in substantial soil erosion, siltation or loss of topsoil?	Appendix L Page 8	No	No	No	None recommended
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, soil expansion, liquefaction or collapse?	Appendix L Page 6	No	No	No	None recommended
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?	Page N/A	No	No	No	None recommended
e. Result in a substantial loss of an important mineral resource?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Page N/A	No	No	No	None recommended
<p>Discussion: The NVSSP FEIR Technical Appendices Volume 2 lists that there are no mapped faults on the site and the seismic risk in the area is considered low. There is no risk of other significant geological hazards to the site. The proposed Project is consistent with land uses contemplated in the FEIR. All impacts associated with geology and soils, except for adequate soils for septic systems, were adequately addressed in the FEIR. The FEIR did not address soils for septic systems because all parcels under two-acres are to hook-up to the new sewer system. All future development associated with the Project would be required to be served by public sewer. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

IX. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emission of greenhouse gases?	Page N/A	No	No	No	None recommended
<p>Discussion: The Draft EIR and FEIR for the NVSSP was released prior to 2010 when the CEQA Guidelines were updated to require consideration of greenhouse gas emissions. Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA do not need to address this new subject matter, as there is no new information, which was not known and could not have been known at the time the EIR was certified as complete. The effect of greenhouse gas emissions on climate was known prior to certification of the EIR (Reference <i>Citizens for Responsible Equitable Environmental Development v. City of San Diego</i> (2011) 196 Cal.App.4th 525, 530-532; <i>Citizens Against Airport Pollution v. City of San Jose</i> (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).) Therefore, no new analysis was completed for the Project. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None Recommended</p>					

X. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page 16.9	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?	Page 16.18	No	No	No	TX-1 – TX-4
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	Page N/A	No	No	No	None recommended
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?	Page N/A	No	No	No	None recommended
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?	Page N/A	No	No	No	None recommended
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to or intermixed with urbanized areas	Page N/A	No	No	No	None recommended
<p>Discussion: The FEIR indicates that past contamination on specific parcels could pose a potential risk. Mitigation was adopted to address potential areas of contamination or hazard, including past debris, asbestos, and abandoned well and septic to reduce impacts to less than significant. Based on analysis in the FEIR, the subject parcel does not have concerns that necessitate additional reconnaissance or removal of debris, so Mitigation Measures TX-1 (additional reconnaissance) and TX-4 (removal of debris), do not apply to the proposed project. Potentially significant impacts were identified as it relates to potential asbestos exposure through demolition of older buildings, and mitigation associated with</p>					

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>asbestos surveys would be required for demolition of the structures on site (Mitigation Measure TX-2). Mitigation was included to identify and appropriately demolish existing wells and septic tanks, which would apply to the project site which has known wells and septic to serve existing residences on site (Mitigation Measure TX-3). The project does not introduce any new hazardous substances or facilities. The proposed Project does not change land use densities or end use and therefore the prior analysis and conclusions remain appropriate. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: TX-2 and TX-3</p>					

XI. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Page 12.32	No	No	No	None Recommended
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Page 2.20, 11.35, 17.4	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?	Page 11.35 2.21	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?	Page 2.21, 11.21-11.38	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
e. Develop in an area that is subject to 200 year urban levels of flood protection (ULOP)?	Page N/A	No	No	No	None recommended
f. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Page 2.21, 11.21-11.38	No	No	No	None recommended
g. Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems?	Page 4.10, 11.5,11.6	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
h. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?	Page 2.23,11.38	No	No	No	HY-4, HY-5

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>Discussion: The FEIR concluded that potentially significant impacts associated with water quality, drainage and flooding could be reduced to less than significant through implementation of the NVSSP Drainage Master Plan (DMP). The DMP outlines a strategy and network of facilities that are necessary to address potential impacts related to drainage and flooding.</p> <p>As shown on the preliminary grading plan, the project proposes stormwater from the Florin 40 site be directed to a planned basin to the south referred to as the G46 Basin in the Specific Plan Drainage Master Plan. Stormwater would be diverted through a gutter and storm drain system collocated with proposed streets connecting to the approved Murphy subdivision site to the south before out-falling to the basin. There is an existing offsite, upstream drainage shed east of the Florin 40 site that would be impacted by the Florin 40 subdivision. To manage flows and prevent flooding, temporary offsite drainage channel is proposed at the southeastern boundary of the site. The channel will intercept the 100-year flows from this existing shed and convey the flows to the proposed drainage system on 9 Street that will connect to the Murphy subdivision and outfall to the G46 Basin. This drainage channel is considered temporary and could be deemed unnecessary as properties upstream develop and reroute the flows into an upstream drainage system. The FEIR acknowledges that the improvements may be phased depending on the location and timing of individual development projects. Individual projects may have to construct off-site improvements related to drainage in order to support onsite development. Impacts associated with the construction of the entirety of the DMP were addressed in the FEIR, and mitigation was adopted specific to construction of drainage facilities. Therefore, all potential offsite drainage facilities to be constructed by individual projects area also included in the analysis presented in the FEIR and subject to the previously adopted mitigation.</p> <p>The proposed project consists of the development of a 41.0-acre property into 193 single-family residential lots, one park lot, and five landscape lots, and does not change the location, concentration, or overall number of dwelling units within the Specific Plan area. The previous analysis and adopted mitigation measures are applicable to the current project. Measures HY-1 and HY-2 were satisfied upon adoption of the NVSSP. Measures HY-3 through HY-7 apply to all future development with the NVSSP area. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: HY-3 thru HY-7</p>					

XII. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Page 5.26	No	No	No	None Recommended
b. Physically disrupt or divide an established community?	Page 5.26	No	No	No	None Recommended
<p>Discussion: The FEIR identified potential land use compatibility impacts associated with holdover agricultural residential or general agricultural uses located both within and just outside the Urban Development Area that could be mitigated to less than significant levels through implementation of General Plan policies, proposed Specific Plan policies and establishing Zoning Code Development Standards. The proposed Project is consistent with the land uses analyzed in the FEIR, and all impacts associated with land use and planning were adequately addressed in the FEIR. The mitigation measures identified in the FEIR were satisfied upon revisions made to the NVSSP at the time of adoption of the Plan. No additional mitigation measures are necessary. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended</p>					

XIII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state?	Page N/A	No	No	No	None recommended
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Page N/A	No	No	No	None recommended
<p>Discussion: The FEIR did not specifically analyze the impact to Mineral Resources. The NVSSP area does not contain areas that have been identified as important mineral resources areas. The proposed Project is consistent with the land uses and densities analyzed in the FEIR and would have no impact on mineral resources. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

XIV. Noise

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Result in generation of a Substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?	Page 10.7	No	No	No	NS-1
b. Generate excessive groundborne vibration or groundborne noise levels.	Page N/A	No	No	No	None recommended
<p>Discussion: The FEIR identified noise impacts to future development along all NVSSP area roadways as being potentially significant, but may be mitigated through implementation of noise attenuation measure at the time of development. The analysis in the FEIR indicated that for projects fronting on Florin Road, noise impacts could be mitigated if a six-foot masonry wall is constructed on the backyards of those properties adjacent Florin Road. The proposed project prepared an acoustical analysis consistent with NS-1. The report confirmed that the six foot masonry wall on Florin Road is appropriate. Additionally, future second story windows should be constructed with upper-floor window assemblies of residences constructed adjacent to Florin Road from which the roadway would be visible (north-, east and west-facing windows) that are upgraded to a minimum STC rating of 32. As indicated on the tentative subdivision map, the Project would construct a masonry wall along those properties fronting Florin Road. To fully satisfy NS-1, the project will implement the recommendations of the noise study, including installation of the masonry wall and upgraded second story windows of affected residences fronting Florin Road.</p> <p>The FEIR did not discuss ground borne vibration or noise as standard construction techniques do not generally produce excessive ground borne vibration or noise. The proposed Project does not change the type of land use and typical construction on the subject parcel, and does not involve methods which would create excessive ground borne vibration or noise. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: NS-1 (page 10.13)</p>					

XV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?	Page 17.7	No	No	No	None recommended
b. Displace substantial amounts of existing people or housing, necessitating the construction of replacement housing elsewhere?	Page 17.7	No	No	No	None recommended
<p>Discussion: The FEIR recognized that the NVSSP would substantially increase population growth in the area due to new homes and extension of public sewer and water infrastructure. The FEIR concluded that the NVSSP would result in less than significant impacts related to growth inducement because urbanized uses in this area of the County were anticipated in the 1993 General Plan. The proposed Project will not increase densities already evaluated in the FEIR and; therefore, there will be no new substantial increases to population growth. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

XVI. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Have an adequate water supply for full buildout of the project?	Page 2.29	No	No	No	None Recommended
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?	Supplemental EIR Page 13.8-13.9	No	No	No	None Recommended
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Page 6.14	No	No	No	None recommended
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?	Page 12.11-12.32	No	No	No	None recommended
e. Result in substantial adverse physical impacts associated with the provision of stormwater drainage facilities?	Page 2.23, 11-21-11.44	No	No	No	HY-1 – HY-7
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?	Page 6.2	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
g. Result in substantial adverse physical impacts associated with the provision of emergency services?	Page 6.3-6.5	No	No	No	None recommended
<p>Discussion: The proposed Project is consistent with the land uses and densities evaluated in the FEIR, and the analysis from the FEIR remains appropriate for the proposed project. Implementation of the NVSSP Water Master Plan is contingent on the implementation of the Water Master Plan for Area Adjacent to the Zone 40 Water Supply Master Plan Update's Study Area. The FEIR identified significant cumulative impacts associated with the incremental decline in ground water levels. Impacts associated with solid waste disposal were determined to be less than significant. Provision of public services such as electric, gas, emergency services, parks, and schools were determined to be less than significant, and services would expand as the population in this area increases. Refer to the Hydrology and Drainage section for discussion specific to this topical area. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: HY-3 thru HY-7</p>					

XVII. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) – measuring transportation impacts individually or cumulatively, using a vehicles miles traveled standard established by the County?	Page N/A	No	No	No	None recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
b. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Page 8.36	No	No	No	None recommended
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Page N/A	No	No	No	None recommended
d. Result in inadequate emergency access?	Page 2.5, 6.3-6.5	No	No	No	None recommended

Discussion: The Draft EIR and FEIR for the NVSSP was released prior to 2020 when the CEQA Guidelines were updated to shift the analysis for transportation impacts from Level of Service (LOS) to Vehicle Miles Traveled (VMT). Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matter, even though the prior EIR being updated did not address the new subject matter (greenhouse gases for these cases). (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).) This case law can apply to VMT analysis as the CEQA Guidelines expressly states that it (VMT analysis) “shall apply prospectively as described in Section 15007.” If a document meets the requirements in effect at the time of public review, the document does not need to conform to any new content. Therefore, no additional VMT analysis was completed as the FEIR was released well before VMT was adopted as a metric for analysis requirements.

The proposed project is consistent with the densities analyzed in the FEIR. Therefore, the analysis from the FEIR remains appropriate for the proposed project. The FEIR included a Traffic Study conducted by Fehr & Peers that analyzed the project level and cumulative impacts of the NVSSP on area roadways and infrastructure. The FEIR analysis identified significant impacts associated with LOS for some plan area roadway segments and intersections. Transportation improvements to reduce these impacts were identified and adopted as mitigation measures. Some mitigation measures require the construction of new roadway infrastructure, while others require fair-share payment. In February 2023, the

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>Sacramento County Board of Supervisors adopted a Specific Plan Amendment that incorporates a revised Transportation Mitigation Strategy involving adjusting the triggers or timing for when improvements are required to be made. The revised Transportation Mitigation Strategy addresses these issues with timing adjustments (i.e. the deferral of certain triggered improvements to a later number of units). This would be based on a traffic analysis, demonstrating that the deferral would not result in significant traffic impacts, based on the County's level of service (LOS) "E" policy in urban areas. This generally means ensuring that roadway segments do not exceed the LOS "F" threshold of 18,000 vehicles per day, or that intersections do not exceed capacity and gridlock during the peak hour. By deferring these triggers to a later number of units, the plan area fee program builds up a balance that can be used to provide immediate credits/reimbursements when triggers are hit.</p> <p>The proposed Project is consistent with the land uses analyzed in the FEIR and associated impact analyses remain adequate. The project will be required to pay fair share fees through the Public Facilities Finance Plan or the Sacramento County Transportation Development Fee. These fees are collected at the time of development to pay for identified road improvements in the NVSSP area. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: TR-1 thru TR-29 (pages 8.41-8.45)</p>					

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?</p>	Page N/A	No	No	No	CR-2, CR-4

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
<p>Discussion: The FEIR did not directly analyze impacts associated with Tribal Cultural Resources but this resource area would have been considered as a component of the review for cultural resources. Standard language for the proper treatment of unknown cultural resources is included as mitigation outlined in the Cultural Resources section. The proposed Project will not increase the area of disturbance already approved for development. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Compliance with the cultural resources mitigation measure ensures proper treatment of cultural resources if uncovered during construction.</p> <p>Mitigation Measures: CR-4</p>					

XIX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
If located in or near a State responsibility areas or lands classified as a very high fire severity zone would the project:	Page N/A	No	No	No	None Recommended
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Page N/A	No	No	No	None Recommended
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire rises, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	Page N/A	No	No	No	None Recommended

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Page N/A	No	No	No	None Recommended
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Page 2.23, 11-21-11.44	No	No	No	HY-1, HY-2, HY-3, HY-6, HY-7
<p>Discussion: The Draft EIR and FEIR for the NVSSP was released prior to 2018 when the CEQA Guidelines were updated to require consideration of Wildfire. In a related topical section, Greenhouse Gas, prior case law has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matters, even though the prior EIR being updated did not address said subject matter (greenhouse gases). (Reference <i>Citizens for Responsible Equitable Environmental Development v. City of San Diego</i> (2011) 196 Cal.App.4th 525, 530-532; <i>Citizens Against Airport Pollution v. City of San Jose</i> (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).)</p> <p>The project is located within the Sacramento Metropolitan Fire District (SMFD) and SMFD is responsible for fire suppression. Standard urban development and building code require installation of proper fire suppression systems. The Project would not introduce uses more intensive than previously approved. The NVSSP is not within a State Responsibility Area (SRA) or an area that is considered a high severity zone. No environmental impacts associated with wildfire would be identified and this section would not apply to the proposed project. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.</p> <p>Mitigation Measures: None recommended.</p>					

XX. Other Considerations

Since certification of the FEIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form) to include four new topical sections (Tribal Cultural Resources, Energy, Wildfire, and Greenhouse Gases) and includes

new and modified requirements as part of the Transportation/Traffic section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section, which is now called Transportation, refocuses the analysis on vehicle miles traveled (VMT). Prior case law in California has uniformly concluded that projects subject to supplemental review under CEQA did not need to address new subject matters, even though the prior EIR being updated did not address the new subject matter (greenhouse gases for these cases). (Reference *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 525, 530-532; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App4th 788, 806-808; see also CEQA Guidelines Section 15007(b)(c).) The adoption of new topical sections does not constitute significant new information which has been supported by case law, cited above and in the appropriate topical Checklist sections. Regardless, impacts are less than significant or are reasonably covered by adopted mitigation measures.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the FEIR was prepared. Therefore, the Project is exempt from further review under CEQA pursuant to CEQA Guidelines Section 15182 (c).

XXI. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	Page 8.24, 17.1-17.8	No	No	No	Yes

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	Page 2.26-2.37, 14.27-14.28, 17.2, 17.5	No	No	No	Yes
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly	Page 17.1-17.8	No	No	No	Yes
Discussion: Several areas of the EIR identified where even with mitigation, some of the cumulative impacts would be significant and unavoidable as outlined in the topical areas above. Pursuant to CEQA Guidelines Section 15182, subdivision (c), the County finds that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred relative to the mandatory findings.					

ATTACHMENTS:

- Attachment A: Draft Environmental Impact Report, North Vineyard Station Specific Plan (SCH Number 96032057) (Sacramento County. 1998), certified by the Sacramento County Board of Supervisors in August 1998 (County Control No. 98-SFB-0238) (Referred to as the FEIR)
- Attachment B: Supplemental to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment, Financing Plan and Water treatment Facilities (SCH Number 2004032104) (Sacramento County. 2004), certified by the Sacramento County Board of Supervisors in November 2004 (County Control No. 2003-CPB-0082, 2002-PWE-0532, 2004-PWE-0144) (Referred to as the Supplemental)
- Attachment C: Supplemental EIR for the North Vineyard Station Specific Plan Roadway Improvements (SCH Number 2006112105, County Control No. 2006-PWE-0194)
- Attachment D: Addendum to the Final Environmental Impact Report, North Vineyard Station Specific Plan Amendment- A Major Amendment To Update The North Vineyard Station Specific Plan Transportation Mitigation Strategy. (County Control number PLNP2020-00228)

PROJECT SPECIFIC APPENDICES

- Attachment E: Florin 40 Mitigation Monitoring and Reporting Program
- Attachment F: Arborist Report
- Attachment G: Army Corps of Engineers Preliminary Jurisdictional Determination Letter
- Attachment H: Biological Resources Assessment and Wetland Delineation
- Attachment I: SSHCP AMMs
- Attachment J: Noise Study

Due to length, all attachments are available to view at the Sacramento County Department of Planning and Environmental Review, 827 7th Street, Sacramento, CA 95814, Room 102 during normal business hours, or online at:

<https://planningdocuments.saccounty.net/projectdetails.aspx?projectID=4175&communityID=14>

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