



ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare and publish the Addendum to an adopted Initial/Study/Negative Declaration (IS/ND) for the following described project:

Project Name and Number: Independence in Natomas Project, (P22-047)

Original Projects: Creekside Planned Unit Development (P99-128) and Creekside Parcel 3 (P05-182)

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environmental beyond that which was evaluated in the attached IS/ND prepared for the Creekside Planned Unit Development and Addendum to the IS/ND for the Creekside Parcel 3. Addendum to an adopted IS/ND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California) (CEQA).

This Addendum to an adopted IS/ND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

Environmental Services Manager,
City of Sacramento, California,
a municipal corporation

By: Scott Johnson for Tom Buford

Date: August 7, 2024

Independence in Natomas Addendum to the Adopted Initial Study/Negative Declaration for the Creekside PUD

File Number/Project Name: Independence in Natomas Project (P22-047)

Project Location: The subject property consists of approximately 10.8 vacant acres located at the northeast corner of Kankakee Drive and North Park Drive in the Creekside Planned Unit Development (PUD) in the North Natomas Community Plan (NNCP) area of the City of Sacramento (Accessor Parcel Numbers [APNs]: 225-1780-003 and 201-0300-126). The project location is shown in Figures 1 and 2.

Existing Plan Designations and Zoning: The General Plan designation for the site is Low Density Residential and zoning is Single-Unit or Duplex Dwelling PUD (R-1A-PUD). The R-1A-PUD zone has a maximum development density of 2 dwelling units per lot. The NNCP designation is Medium Density Residential.

Project Background: The project site is located in the Creekside PUD. In 1999, an application was submitted to develop approximately 231.7 acres of vacant agricultural land with a variety of residential, transit commercial and open space uses (Creekside PUD Project, P99-128). In June 2000, the City Planning Commission reviewed the Creekside PUD Project and recommended approval of all entitlements and approved the Tentative Master Parcel Map, Tentative Subdivision Map, ratified the Negative Declaration and adopted the Mitigation Monitoring Plan. In August 2000, the City Council approved the legislative entitlements including Development Agreement, Community Plan Amendment, Rezone, and PUD. The Creekside PUD Project area includes the site of the proposed project, Creekside Parcel 3, consisting of approximately 10.8 gross acres located at the northeast corner of North Park Drive and Kankakee Drive near East Commerce Way. On May 23, 2006, the City Council adopted the following resolutions to subdivide the proposed project site into 148 lots, including 123 buildable lots for cluster homes (a 123-unit cluster housing development), 20 common area lots for utilities and access and access, and three common area lots for the Creekside Parcel 3 Project (P05-182):

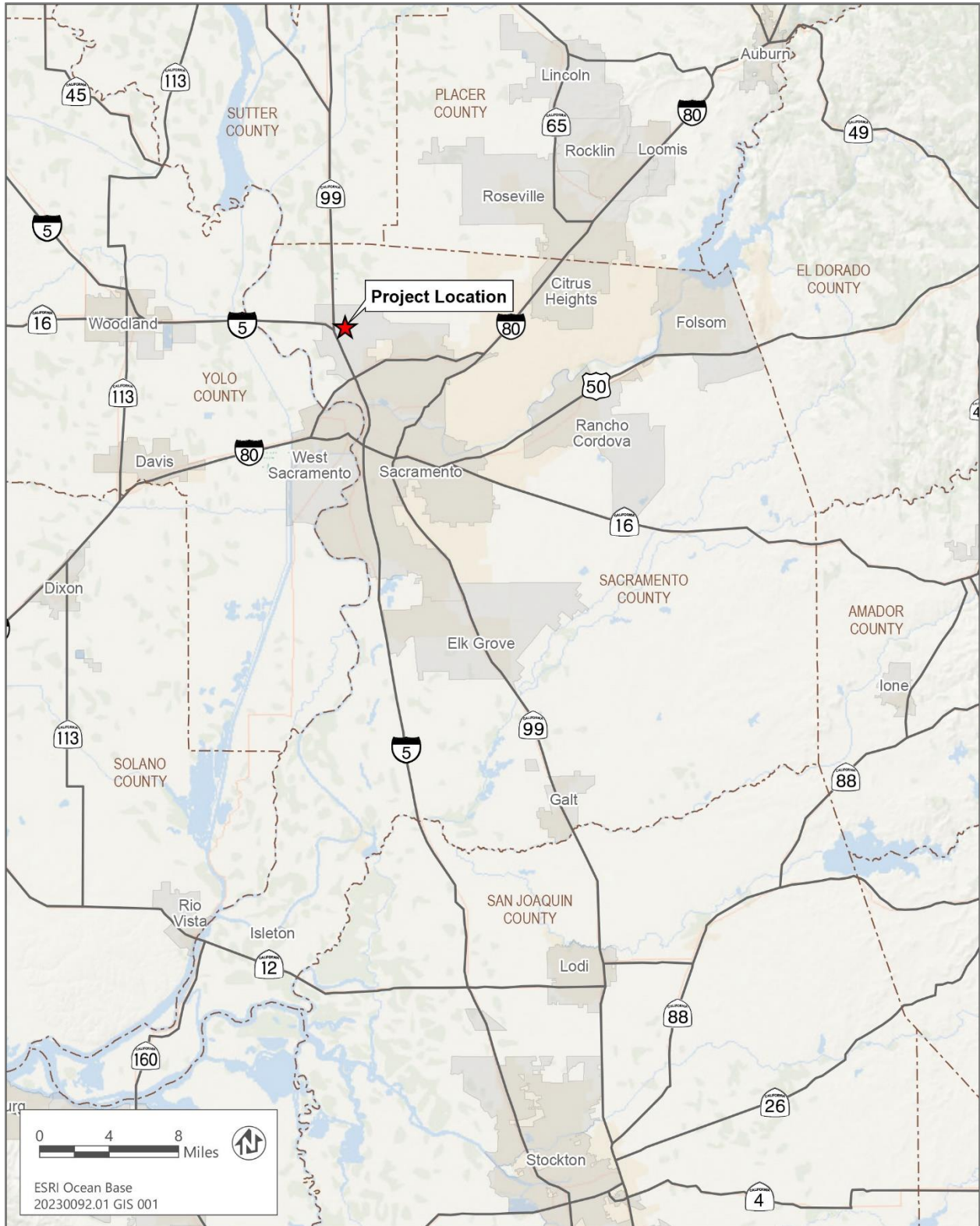
- Resolution No. 2006-360: Approving the Addendum to the previous Negative Declaration and approving the Mitigation Monitoring Plan for the Creekside Parcel 3 Project.
- Resolution No. 2006-361: Amending the General Plan Land Use Map to re-designate 7.7 acres of the project site from Public/Quasi-Public Miscellaneous to Low Density residential 4-15 dwelling units/net acre.
- Resolution No. 2006-362: Amending the NNCP Land Use Map to re-designate 7.7 acres of the project site from General Public Facilities to Medium Density Residential 7-21 dwelling units/net acre.
- Resolution No. 2006-363: Amending the Creekside PUD Schematic Plan to re-designate 7.7 acres of the project site from School to Residential.

Project Purpose: The purpose of the proposed project is to obtain the necessary approval to develop 170 residential units in 85 duplex buildings on approximately 10.8 gross acres (the former Creekside Parcel 3 site) in the Creekside PUD. Development of the proposed project requires 1) a rezone for the approximately 10.8 gross acres vacant site within APNs 225-178-003 and 201-0300-126 from R-1A-PUD Zone to R-2B-PUD (Multi-Unit Dwelling) Zone; 2) Tentative Map for condo purposes; and 3) Site Plan and Design Review for the construction of 85 duplex dwellings (170 units). The project site plan is shown in Figure 3.

Project Components: The proposed project would include development of 170 residential units in 85 duplex buildings on 10.8 gross acres or 9.99 net acres. The proposed development density would be approximately 17 dwelling units/net acre. The proposed project would also include four common buildings, consisting of one fitness building, one trash enclosure building, one maintenance building, and one mail and pool building. A swimming pool, a spa, a dog park, and multiple seating areas would also be developed on the project site. Development of the proposed project would require the following entitlements:

- Adopt **Addendum** to previous 2000 Creekside PUD Negative Declaration (adopted August 15, 2000);
- Adopt **Mitigation Monitoring Plan**;
- **Rezone** from the R-1A-PUD (Single-Unit or Duplex Dwelling) zone to the R-2B-PUD (Multi-Unit Dwelling) zone.
- **Tentative Map** for condominium purposes to create airspace lots for 170 residential units in 85 duplex buildings, four common buildings, a swimming pool, a spa, a dog park, and multiple seating areas; and
- **Site Plan and Design Review** for construction of 170 residential units, common buildings and amenities, and associated site improvements.

FIGURE 1 REGIONAL LOCATION



Source: Adapted by Ascent in 2023.

FIGURE 2 PROJECT SITE



Source: Adapted by Ascent in 2023.

FIGURE 3 SITE PLAN



LEGEND

- ① MAIN ENTRY
- ENHANCED PAVING
- DIRECTORY
- ② ENCLOSED DOG PARKS
- ARTIFICIAL TURF
- DOG DRINKING FOUNTAIN
- BENCHES
- ③ RECREATION AREA
- POOL
- SPA
- LARGE SUN DECK
- ④ PRIVATE BACK YARDS (TYP.)
- ⑤ MAIN VEHICULAR ENTRY GATES
- ⑥ SHADED ENTERTAINMENT LOUNGE
- OUTDOOR KITCHEN
- FIRE PLACE
- ⑦ PEDESTRIAN PASEO
- ⑧ SECONDARY VEHICULAR EXIT GATE
- ⑨ EASEMENT AREA
NO SHRUB LARGER THAN 5' PERMITTED
- ⑩ 12' WIDE BIKE TRAIL
- ⑪ ENHANCED STREETSCAPE AND PEDESTRIAN CROSSING PAVING
- ⑫ BIORETENTION SWALE

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
ACCENT TREES				
	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	24" Box	H
	<i>Strelitzia nicholii</i>	Bird of Paradise	24" Box	L
	<i>Yucca gloriosa</i>	Spanish Dagger	15 Gallon	L
CANOPY STREET TREES				
	<i>Koelreuteria paniculata</i>	Golden Rain Tree	24" Box	L
	<i>Quercus ilex</i>	Holly Oak	24" Box	L
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box	L
	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	L
	<i>Tilia cordata</i>	Little Leaf Linden	24" Box	M
	<i>Pynus kawakamii</i>	Evergreen Pear	24" Box	M
SPECIMEN TREE				
	<i>Olea europaea</i> "Swan Hill"	Fruitless Olive	36"-60" Box	VL
PATIO TREES				
	<i>Lagerstroemia l.</i> "Zuni"	Zuni Crape Myrtle	15 Gallon	L
	<i>Osmanthus fragrans</i>	Sweet Olive	15 Gallon	M
VERTICAL/SCREEN				
	<i>Laurus nobilis</i>	Sweet Bay	24" Box	L
	<i>Lagerstroemia indica</i> 'Cherokee'	Cherokee Crape Myrtle	24" Box	L
	<i>Prunus c.</i> 'Krauter Vesuvius'	Cherry Plum	24" Box	M
PALMS				
	<i>Phoenix Dactylifera</i>	Date Palm	20" B.T.H	L
STREET TREES				
	To be selected	TBD	24" Box	L
	Street Tree	TBD	24" Box	L

20230092.01 GRX 001

Source: Image produced and provided by SITESCAPES Landscape Architecture & Planning in 2024, adopted by Ascent in 2024.

Conclusion to Support Preparation of an Addendum to an Adopted Initial Study/Negative Declaration

An Addendum to an adopted Initial Study/Negative Declaration (IS/ND) may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in Section 15162(a) as they relate to the project:

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;

The original IS/ND for the Creekside PUD (P99-128) approved on August 15, 2000 (2000 Creekside PUD ND), evaluated the entitlements for development of 231.7 gross acres in North Natomas for Creekside PUD. In 2006, the Creekside Parcel 3 Project was proposed to develop 123 cluster lots on approximately 10.8 gross acres within the Creekside PUD (Accessor Parcel Numbers [APNs]: 225-1780-003 and 201-0300-126). The specific entitlements for development of the Creekside Parcel 3 Project in 2006 include the following:

- General Plan Amendment to amend the designation from Public/Quasi-Public Miscellaneous to Low Density Residential (4-15 dwelling units/net acre [du/na]);
- Community Plan Amendment to amend the destination from Elementary (General Public Facilities) to Medium Density Residential (7-21 du/na);
- PUD Schematic Plan Amendment to designate approximately 10.8 gross acres from School to Single-Unit Dwelling PUD (R-1A-PUD) Zone;
- Tentative Map to subdivide two lots into 146 lots (123 buildable lots, 3 remainder lots, and 20 common area lots);
- Subdivision Modification to allow non-standard street intersection and elbow; and
- Special Permits to for alternative housing and to develop within a PUD, a 123-unit cluster housing development on 7.7 net acres in the Creekside PUD.

On May 23, 2006, the City of Sacramento adopted the following resolutions to approve the entitlements for the Creekside Parcel 3 Project:

- Resolution No.2006-360: approving the Addendum to the 2000 Creekside PUD ND, which evaluated the entitlements required for the Creekside Parcel 3 Project (2006 Addendum, P05-182).
- Resolution No. 2006-361: amending the General Plan Land Use Map to re-designate approximately 7.7 net acres from Public/Quasi-Public Miscellaneous to Low Density residential 4-15 du/na, for the Creekside Parcel 3 Project.
- Resolution No. 2006-362: amending the North Natomas Community Plan Land Use Map to re-designated approximately 7.7 net acres from General Public Facilities to Medium Density Residential 7-21 du/na, for the Creekside Parcel 3 Project.
- Resolution No. 2006-363: amending the Creekside PUD Schematic Plan to re-designate approximately 7.7 net acres from School to Residential, for the Creekside Parcel 3 Project.

The proposed project would revise the Creekside Parcel 3 Project to develop 170 units within 85 two-story duplex buildings. The proposed project, while remaining residential, would require the following entitlements: 1) a rezone for the approximately 10.8 gross acres vacant site (APNs: 225-178-003 and 201-0300-126) from R-1A-PUD to R-2B-PUD (Multi-Unit Dwelling) Zone; 2) Tentative Map for condo purposes; and 3) Site Plan and Design Review for the construction of 85 duplex dwellings (170 units). However, the proposed entitlement changes do not change the overall character of the PUD and do not result in additional impacts to the area. The project site is surrounded by residential development that has been built out over the last 20 years, as well as a public park and open space trail. The proposed project does not result in impacts that have not been analyzed in the 2000 IS/ND and 2006 Addendum. Further explanation of the specific minor technical changes resulting from the proposed project is included in the environmental checklist below.

Therefore, an Addendum is being prepared for the development of the proposed project. Although the Addendum provides additional information and evaluation, none of the information and evaluations trigger a need for a Subsequent Negative Declaration. The new entitlements for the proposed project are within the scope of analysis of the previously approved entitlements and evaluation and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original 2000 IS/ND (P99-128) and 2006 Addendum (P05-182).

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

Pursuant to Section 15162(a)(2) of the State CEQA Guidelines, this section presents a discussion of whether changes to the project site or the vicinity (environmental setting) have occurred subsequent to the adoption of the 2000 IS/ND and 2006 Addendum to the adopted IS/ND that would result in new significant impacts or a substantial increase in the severity of a previously identified significant impact that were not evaluated and mitigated by the previous IS/ND and Addendum to the adopted IS/ND.

Physical changes that have occurred throughout the Creekside PUD area and in the vicinity of the project site include construction of buildings, infrastructure, and roadways consistent with the Creekside PUD Project. Residential neighborhoods, a public park, and an open space trail have been developed surrounding the project site over the last 20 years. Wild Rose Park to the north was constructed in late 2014 and the open space trail along the eastern edge has been completed, except for the portion adjacent to the proposed project.

Based on the environmental baseline identified in the 2000 IS/ND, the physical changes within the Creekside PUD area that have occurred are consistent with the analysis of the 2000 IS/ND. There have been no substantial changes in the circumstances of the proposed project as considered in the 2000 IS/ND. For this reason, the proposed project would not result in any substantial physical changes to the project site from what was included in the original approved Creekside PUD Project that would affect any issue of environmental significance.

Since the adoption of the 2000 IS/ND and 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan and the Climate Action and Adaptation Plan (CAAP). This Addendum includes discussions of the 2040 General Plan policies and CAAP measures that are applicable to the project. The analyses in the Addendum concluded that the proposed project would not conflict with the 2040 General Plan and CAAP. After the Creekside PUD Project and Creekside Parcel 3 Project were approved, the Sacramento Metropolitan Air Quality Management District (SMAQMD) updated its CEQA Guidelines for estimating and evaluating air quality impacts for projects within Sacramento County. The revised air quality analysis in the Addendum concluded

that implementation of the proposed project would not result in new significant or substantially more severe air quality impacts would occur.

Based on the above, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts from what has been anticipated for the site in the previous environmental documents.

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 negative declaration;**
 - b) **Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];**
 - 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.**

Pursuant to Section 15162(a)(3) of the State CEQA Guidelines, this section includes a discussion of whether the proposed project would result in 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 2000 IS/ND and 2006 Addendum were adopted.

Based on the changes that are proposed to the project, the City of Sacramento deemed additional in-depth analysis to not be necessary for any environmental factor. However, the project's potential to result in impacts on environmental resource areas are discussed briefly in the environmental checklist below. Applicable mitigation measures from the 2000 IS/ND and 2006 Addendum are identified and/or amended as necessary to reduce environmental impacts to a less-than-significant level.

The requirements of site plan and design review, prior to construction and operation, are requirements that apply to activities generally on the project site, and do not reflect inconsistency with the City's regulations that have been approved on the project site. The analyses in the 2000 IS/ND and 2006 Addendum, to the extent the analyses relied on review and approval of a project that would follow the standards and requirements as set forth in planning documents, are unchanged and valid.

Environmental Effects

Summary of Environmental Effects

This proposal has been evaluated under the City of Sacramento's Creekside PUD Negative Declaration (2000 IS/ND) (P99-128) and the Addendum to the Creekside PUD Negative Declaration (2006 Addendum) (P05-182). The purpose of the following analyses is to provide documentation for the environmental checklist, as well as to provide a factual basis for determining whether the proposed project would have a significant effect on the environment beyond what has already been evaluated. The 2000 IS/ND evaluated the entitlements for the development plan for the Creekside PUD, which the project site is situated. The current proposal would not create significant impacts over and above those previously evaluated with the 2000 IS/ND and the 2006 Addendum. The analyses of the 2000 IS/ND and the 2006 Addendum are hereby reaffirmed and an Addendum to the prior environmental analyses has been prepared to address minor technical changes to the analysis. The 2000 IS/ND, the 2006 Addendum, and the Addendum for the project are available on the City's Community Development Department, EIR webpage at:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

Arrangements may be made for review of the documents at the Community Development Department Office, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811 by emailing or calling Ron Bess (rbess@cityofsacramento.org or (916) 808-8272) or Scott Johnson (sjohnson@cityofsacramento.org or (916) 808-5842). The public counter is open Tuesday - Thursday from 9 a.m. to 4 p.m..

Acronyms Used in Environmental Checklist Tables

2000 IS/ND	The Initial Study/Negative Declaration adopted in 2000 for the Creekside PUD
2006 Addendum	Addendum to the Creekside PUD Initial Study/Negative Declaration adopted in 2006 for the Creekside Parcel 3 Project
NA	not applicable

Attachments

Attachment A: Creekside PUD Initial Study/Negative Declaration

Attachment B: Creekside Parcel 3 Addendum to the Creekside PUD Initial Study/Negative Declaration

Attachment C: Air Quality, Greenhouse Gas Emissions, and Energy Modeling Outputs

Attachment D: Biological Resources Supplementation Information

Attachment E: Phase I Environmental Site Assessments

Environmental Checklist Discussion

Aesthetics, Light, and Glare

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	2000 IS/ND Section V.13 pp. 23-24	No	No	NA, impacts remain less than significant
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	2000 IS/ND Section V.13 pp. 23-24	No	No	NA, impacts remain less than significant
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	2000 IS/ND Section V.13 pp. 23-24	No	No	NA, impacts remain less than significant
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	2000 IS/ND Section V.13 pp. 23-24	No	No	NA, impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to aesthetics and visual resources that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy LUP-4.6 Compatibility with Adjoining Uses.** The City shall ensure that the introduction of higher-intensity mixed-use development along major arterial corridors is compatible with adjacent land uses, particularly residential uses, by requiring features such as the following:
 - Buildings set back from rear or side yard property lines adjoining single-unit dwelling residential use:
 - Building heights stepped back from sensitive adjoining uses to maintain appropriate transitions in scale and to minimize impacts to privacy and solar access:
 - Landscaped off-street parking areas, loading areas, and service areas screened from adjacent residential areas to the degree feasible; or

- Lighting shielded from view and directed downward to minimize impacts on adjacent residential uses.
- **Policy LUP-4.7 Visual and Physical Character.** Using development standards and design standards/guidelines, the City shall promote development patterns and streetscape improvements that transform the visual and physical character of automobile-oriented corridors to create a positive impact on the human and natural systems that interact with them.
- **Policy LUP-6.4 Neighborhood Form.** The City shall recognize the patterns in existing neighborhoods by developing defined transitions between these neighborhoods and adjoining areas, and by requiring that new development, both private and public, consider the existing physical characteristics of buildings, streetscapes, open spaces, and urban form of the neighborhood in its design. Designs may be traditional or contemporary but should contribute to the livability of the neighborhood.
- **Policy LUP-6.5 Established Neighborhoods.** The City should encourage new development to respect the pedestrian-scale, pre-automobile form, and lush urban forest that typifies established neighborhoods and contributes to their sense of place.
- **Policy LUP-6.7 Architectural Variations.** The City should encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential street.
- **Policy LUP-8.9 People-Friendly Design.** The City shall require people-friendly design to be incorporated into buildings and spaces, including elements and features such as the following:
 - Human scale, tree-shaded pedestrian passageways;
 - Resting areas;
 - Seating;
 - Gathering places, and
 - Other measures with demonstrated benefits for health and quality of life.
- **Policy LUP-8.13 Continuity of Streetscape Design.** The City shall encourage continuity in streetscape/ landscape design especially along major streets and avenues that traverse the city north to south and east to west.

Impact Discussion

a) Have a substantial adverse effect on a scenic vista?

As described in the 2000 IS/ND Section 13, "Aesthetics," scenic views and resources in the project area include the Interstate 5 (I-5) corridor as well as views towards downtown Sacramento and the Sierra Nevada mountains range. Because the Creekside PUD Project would not include structures more than 3-story tall (as stipulated by applicable zoning rules), the 2000 Negative Declaration concluded that development within the Creekside PUD area would not obstruct views of Downtown, the I-5 corridor, or towards the Sierra Nevada mountains. The 2000 IS/ND determined that impacts related to scenic vistas would be less than significant.

The proposed project is comprised of 10.8 acres and is within the Creekside PUD area evaluated in the 2000 IS/ND. The proposed project would include development of 85 2-story duplex buildings (totaling 170 single-family residential units). The proposed project would also include development of a fitness building,

a maintenance building, a mail and pool building, a trash enclosure building, a pool, a spa, and multiple seating areas. None of the proposed buildings would exceed 2-story height. Therefore, consistent with the discussion in the 2000 IS/ND, implementation of the proposed project would not obstruct or alter views towards Downtown Sacramento, the I-5 corridor, or the Sierra Nevada mountains to the east. Impacts to scenic vistas would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Section 13 of the 2000 IS/ND identified I-5 as a scenic corridor. However, because the development proposed within the Creekside PUD area would be 2- to 3-story height, consistent with applicable zoning requirements, the 2000 Negative Declaration determined that the development within the Creekside PUD area would have a less-than-significant impact on scenic highway.

The proposed project is not located within the vicinity of a designated scenic highway as designated by the California Department of Transportation (Caltrans). The nearest designated scenic highway, California State Route 160, is located approximately 14 miles south of the project site (Caltrans 2024). No other scenic resources (e.g., trees, rock outcroppings, and historic buildings) exist within the vicinity of the project site. Therefore, the proposed project would not substantially damage scenic resources. Impacts to scenic resources would be less than significant. No new significant impacts or substantially more severe impacts would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The 2000 IS/ND determined that because development within Creekside PUD would be required to comply with the North Natomas Development Guidelines and Creekside PUD Guidelines for residential development, impacts related to a negative aesthetic effect would be less than significant.

The proposed project is located in an urbanized area in the Creekside PUD area within the NNCP area. The project site is currently surrounded by residential development (8 to 12 dwelling units per acre), public park, and open space trails. Aside from the project site, all adjacent residential developments have been constructed. The proposed project would be required to comply with the North Natomas Development Guidelines and the Creekside PUD Guidelines related to residential development. In addition, the proposed project would be required to comply with the City of Sacramento 2040 General Plan policies related to aesthetics and visual resources protection. Specifically, Policy LUP-6.4 requires new development to consider exiting neighborhood form in its design; Policy LUP-6.5 encourages new development to respect the pedestrian-scale and pre-automobile form of an established neighborhood; and Policy LUP-6.7 encourages building placement variations to enhance the visual interest along residential street. Compliance with the North Natomas Development Guidelines, the Creekside PUD Guidelines, and 2040 General Plan policies would ensure the development of the project would not conflict with applicable zoning and regulations related to scenic quality. Impacts related to conflict with applicable zoning and regulations governing scenic quality would be less than significant. No new significant impacts or substantially more severe impacts would occur.

D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The 2000 IS/ND determined that the Creekside PUD Project would have a less-than-significant impact related to light and glares because light and glare would be shielded from residential units and adjacent roadways and the residential nature of the development.

The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The proposed project would include development of 85 duplex buildings with 170 residential units and associated amenities. The sources of lighting and glare from the proposed project would be consistent with the surrounding residential development, including lighting for the residential units and building materials. Light and glare would be shielded from residential development. Exterior lighting would be installed for security and wayfinding purposes. Project lighting would be designed to provide efficient and effective on-site lighting while minimizing light trespass from the project site, reducing sky-glow, and improving nighttime visibility through glare reduction. Although the proposed project would result in higher occupancy capacity than currently permitted due to the proposed zoning change from R-1A-PUD to R-2B-PUD, the overall level of residential lighting proposed would be consistent with the surrounding uses and would not result in a new source of substantial light or glare. Therefore, impacts from light and glare would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts on aesthetic resources included in the 2000 IS/ND remain valid.

Agriculture and Forestry Resources

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
II. Agriculture and Forestry Resources. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	NA	No	No	NA; no impacts would occur.
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	NA	No	No	NA; no impacts would occur.
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))?	NA	No	No	NA; no impacts would occur.
d) Result in the loss of forest land or conversion of forest land to non-forest use?	NA	No	No	NA; no impacts would occur.
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?	NA	No	No	NA; no impacts would occur.

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan does not include agriculture and forestry resources policies that are applicable to the proposed project (City of Sacramento 2024a).

Impact Discussion

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c) **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))?**
- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**
- 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?**

The 2000 IS/ND did not specifically address impacts related to agriculture and forestry resources from implementation of the Creekside PUD Project. However, Section V.1, "Land Use and Planning," of the 2000 IS/ND stated that the Creekside PUD Project would not conflict with agricultural uses because the site was vacant.

The project site has a land use designation of Low Density Residential and a zoning designation of R-1A-PUD. The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD. The project site, which is surrounded by urban development, is currently vacant with no agricultural land or forestry resources on or near the site. Therefore, no impacts to agriculture and forestry resources would occur with implementation of the project. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts on agriculture and forestry resources included in the 2000 IS/ND remain valid.

Air Quality

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
III. Air Quality. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	NA	No	No	NA
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	2000 IS/ND Section V. 5 pp. 13; 2006 Addendum pp. 5 and 6	No	No	Yes
c) Expose sensitive receptors to substantial pollutant concentrations?	2000 IS/ND Section V. 5 pp. 13; 2006 Addendum pp. 5 and 6	No	No	Yes
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	2000 IS/ND Section V. 5 pp. 13; 2006 Addendum pp. 7	No	No	NA, impact remains less than significant.

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to air quality that are applicable to the proposed project (City of Sacramento 2024a):

- Policy ERC-4.3 Project Design.** The City shall promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.
- Policy ERC-4.4 Sensitive Uses.** The City shall consult, as appropriate, with the Sacramento Metropolitan Air Quality Management District (SMAQMD) in evaluating exposure of sensitive receptors to toxic air contaminants, and will impose conditions, as appropriate, on projects to protect public health and safety.
- Policy ERC-4.5 Construction Emissions.** The City shall ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate measures and best practices. Refer to Basic Construction Emissions Control Practices (BMPs) recommended by the Sacramento Metropolitan Air Quality Management District (SMAQMD).

- **Policy ERC-4.7 Operational Emissions.** The City shall require development projects that exceed Sacramento Metropolitan Air Quality Management District (SMAQMD) reactive organic gas (ROG) and nitrogen oxide (NO_x) operational thresholds to incorporate design or operational features that reduce emissions equal to 15 percent from the level that would be produced by an unmitigated project.

The Sacramento Metropolitan Air Quality Management District (SMAQMD) updated the *Guide to Air Quality Assessment in Sacramento County* in 2020 after the Creekside PUD Project and Creekside Parcel 3 Project were approved. The following evaluation uses the most recent SMAQMD air quality thresholds of significance for criteria pollutants to evaluate the project impacts related to air quality violation.

Mitigation measures from the adopted 2000 IS/ND that are applicable to the project include the following:

Mitigation Measure #1

Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses.

Mitigation Measure #2

Comply with the following grading-related measures:

- A. Enclose, cover or water all soil piles twice daily.
- B. Water all exposed soil twice daily.
- C. Water all haul roads twice daily.
- D. Maintain at least two feet of freeboard in hauling trucks.

Mitigation Measure #3

Properly tune and maintain mobile equipment (vehicles) in good working order.

Impact Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Impacts related to the project's potential to conflict with or obstruct an applicable air quality plan were not evaluated in the 2000 IS/ND or 2006 Addendum.

Local air districts develop air quality thresholds based on the air pollution reduction goals of the State, which are typically based on vehicle miles traveled (VMT) growth projections. These goals developed by the State to reduce VMT and criteria pollutant emissions prioritize electric vehicle (EV) infrastructure and increased development density near transportation hubs and corridors. SMAQMD has air quality attainment plans (AQAPs), which present comprehensive strategies to reduce reactive organic gases (ROG), oxides of nitrogen (NO_x), particulate matter with a diameter of 10 microns or less (PM₁₀), and particulate matter with a diameter of 2.5 microns or less (PM_{2.5}) emissions from stationary, area, mobile, and indirect sources to achieve attainment status of the national ambient air quality standards (NAAQS) and California ambient air quality standards (CAAQS). Projects that would exceed applicable air district's thresholds would typically be considered inconsistent with applicable air quality plans, as exceedances of thresholds would conflict with and impede the implementation of these plans.

As discussed below under Impact b), implementation of the project would result in less than significant impacts related to air quality violation with implementation of SMAQMD dust control measures. Because the project would not result in the exceedance of SMAQMD's criteria pollutants thresholds, the project would not conflict with applicable AQAPs. Therefore, impacts related to conflict with or obstruction of implementation of the applicable air quality plan would be less than significant. No new significant impacts or substantially more severe impacts would occur.

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

The 2000 IS/ND and 2006 Addendum concluded that, cumulatively, development of the Creekside PUD Project and the Creekside Parcel 3 Project would result in less-than-significant impacts related to air quality violations with the implementation of Mitigation Measures #1 through #3. Mitigation Measure #1 requires the preparation of an Air Quality Mitigation Strategy to reduce ROG emissions by 20 percent for residential uses and 50 percent for non-residential uses. Mitigation Measure #2 requires the implementation of SMAQMD’s recommended dust-related mitigation to reduce construction related PM₁₀ emissions. Mitigation Measure #3 requires the proper tuning and maintenance of mobile equipment to reduce construction related NO_x emissions. As discussed in the 2000 IS/ND, Mitigation Measures 1 through 3 would be applicable to projects occurring within the Creekside PUD area. Therefore, these mitigation measures would be applicable to the project.

Construction and operation emissions of criteria air pollutants and precursors associated with the project were modeled and compared to the SMAQMD thresholds of significance. Table 1 below summarizes the construction-generated emissions associated with the project. Table 2 below summarizes the emissions from operation of the project. For specific assumptions and modeling inputs, refer to Attachment C.

Table 1 Construction-Generated Daily and Annual Emissions of Criteria Air Pollutants and Precursors

Construction Year	ROG (lb/day)	NO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)	PM ₁₀ (tpy)	PM _{2.5} (tpy)
2025	3	32	21	0.2	11	0.1
2026	133	11	2	0.2	1	0.1
SMAQMD Thresholds of Significance without BMPs ¹	None	85	0	0	0	0
Threshold Exceeded?	No	No	Yes	Yes	Yes	Yes
SMAQMD Thresholds of Significance with BMPs ²	None	82	80	14.6	82	15
Thresholds Exceeded?	No	No	No	No	No	No

Notes: ROG = reactive organic gas; NO_x = oxides of nitrogen; PM₁₀ = particulate matter with a diameter of 10 microns or less; PM_{2.5} = particulate matter with a diameter of 2.5 microns or less; lb/day = pounds per day; tpy = tons per year; SMAQMD = Sacramento Air Quality Management District; BMPs = Best Management Practices.

1. Without implementation of fugitive dust reducing BMPs.

2. With implementation of fugitive dust reducing BMPs.

Source: Calculations by Ascent Environmental in 2024.

Table 2 Operation-Generated Daily and Annual Emissions of Criteria Air Pollutants and Precursors

Source	ROG (lb/day)	NO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)	PM ₁₀ (tpy)	PM _{2.5} (tpy)
Mobile	7	7	13	13	2.07	0.54
Area	7	0	0	0	<0.005	<0.005
Energy	0	0	0	0	<0.005	<0.005
Total	14	7	13	13	2.07	0.54
SMAQMD Thresholds of Significance	65	64	80	14.6	82	15
Thresholds Exceeded?	No	No	No	No	No	No

Source: Calculations by Ascent Environmental in 2024.

Notes: ROG = reactive organic gas; NO_x = oxides of nitrogen; PM₁₀ = particulate matter with a diameter of 10 microns or less; PM_{2.5} = particulate matter with a diameter of 2.5 microns or less; lb/day = pounds per day; tpy = tons per year; SMAQMD = Sacramento Air Quality Management District.

SMAQMD thresholds are developed in consideration of State air pollution reduction goals. Because of this, these thresholds take into account the cumulative nature of air quality impacts (i.e., air quality impacts are inherently cumulative due to the dispersive nature of criteria air pollutants). As shown in Table 1, the proposed project would not exceed SMAQMD criteria pollutant thresholds with the implementation of SMAQMD dust control measures (which is also required by 2040 General Plan Policy ERC-4.5) during construction. The operation of the project would not result in criteria pollutant emissions that would exceed SMAQMD thresholds as shown in Table 2. In addition, the project would implement Mitigation Measures #1 through #3 identified in the 2000 IS/ND, which would result in reduced criteria air pollutants emissions compared to what are shown in Tables 1 and 2. Therefore, implementation of the project would not result in a cumulatively considerable net increase of any criteria pollutant. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

c) Expose sensitive receptors to substantial pollutant concentrations?

As discussed in the 2000 IS/ND and 2006 Addendum, increased automobile emissions caused by the development in the Creekside PUD and development of the Creekside Parcel 3 Project would contribute to air quality violation and could therefore expose sensitive receptors reside in the area. However, the impacts to sensitive receptors would be reduced to a less-than-significant level with implementation of Mitigation Measures #1 through #3. As discussed above under Impact b), implementation of the project would result in less than significant impacts related to air quality violation. Therefore, the project would not expose sensitive receptors to substantial criteria pollutants concentrations.

Toxic air contaminants (TACs) are not classified as criteria air pollutants, and no ambient air quality standards have been established for them. The effects of TACs can be diverse and their health impacts tend to occur on a local level, rather than regional as is typical for ground level ozone. Diesel particulate matter (PM), primarily associated with the use of diesel-powered equipment during construction and diesel truck trips during operation, is the primary pollutant of concern in regard to TACs. The 2000 IS/ND and 2006 Addendum did not address impacts related to diesel PM emissions.

Based on the construction and operation emissions modeling conducted (see Attachment C), maximum daily emissions of exhaust PM₁₀ would be approximately 1 pound per day (lb/day) during construction and less than 1 lb/day during operation (See Attachment C for detailed emissions calculations). These are far below the SMAQMD threshold of 80 lb/day, and emissions are considered minimal. Therefore, implementation of the project would not expose sensitive receptors to substantial TACs concentrations. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The 2000 IS/ND and 2006 Addendum concluded that impacts related to objectionable odor would be less than significant because implementation of the Creekside PUD Project and Creekside Parcel 3 Project would not create objectionable odors.

The proposed project would involve development of residential housing and associated amenities, which is consistent with proposed land use analyzed in the 2006 Addendum. Implementation of the project may generate odors associated with diesel exhaust during construction. However, minor odors from the use of heavy-duty diesel equipment would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Given the temporary nature of construction activities and the highly dispersive properties of diesel PM, construction of the project is not anticipated to result in an odor-related impact during the construction activities. Regarding operational odors, SMAQMD identifies land uses such as wastewater treatment plants, cultivation operations, and waste handling facilities as typically associated with the generation of nuisance odors. The project would result in the development of a residential land use type, which is not associated with the emission of operational odors. Therefore, the

project would not result in operational odor impacts. Impacts related to objectionable odor would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND and 2006 Addendum. Therefore, the conclusions of the 2000 IS/ND and 2006 Addendum remain valid.

Biological Resources

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	2000 IS/ND Section V.7 pp. 16 through 19; 2006 Addendum pp. 9 through 11.	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	2000 IS/ND Section V.7 pp. 16 through 19.	No	No	NA, no impacts would occur.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	2000 IS/ND Section V.7 pp. 16 through 19; 2006 Addendum pp. 11	No	No	NA, no impacts would occur.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	2000 IS/ND Section V.7 pp. 16 through 19;	No	No	NA, no impacts would occur.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2000 IS/ND Section V.7 pp. 16 through 19; 2006 Addendum pp. 11	No	No	NA, no impacts would occur.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	2000 IS/ND Section V.7 pp. 16 through 19	No	No	Yes

Discussion

Environmental Setting

Special-status Plants and Wildlife

The project site had been used for agricultural purposes in the past, but when the surrounding areas were developed into a residential subdivision in the early 2000s, it was graded and has remained vacant since. An Ascent biologist conducted a biological resources survey on September 20, 2023 to assess conditions and changes since the initial surveys in the early 2000s. The site supports annual grassland with weedy species composition. Species observed include wild oats (*Avena fatua*), yellow starthistle (*Centaurea solstitialis*), Russian thistle (*Salsola tragus*), narrow leaved wild lettuce (*Lactuca saligna*), prickly lettuce (*Lactuca serriola*), field bindweed (*Convolvulus arvensis*), panicked willow herb (*Epilobium brachycarpum*), pepperweed (*Lepidium* sp.), and Bermuda grass (*Cynodon dactylon*).

There are many wildlife species that use urban areas for foraging, roosting, and/or nesting. These species include native animals that have adapted well to living close to humans, such as coyote (*Canis latrans*), Virginia opossum (*Didelphis virginiana*), raccoon (*Procyon lotor*), black-tailed jackrabbit (*Lepus californicus*), Pacific treefrog (*Pseudacris regilla*), western fence lizard (*Sceleroporus occidentalis*), as well as nonnative species, such as house sparrow (*Passer domesticus*) and European starling (*Sturnus vulgaris*). Common native and nonnative wildlife species could use the project site for breeding and are likely to move through the site on a regular basis for foraging and shelter. Species, or their sign, observed during the survey include: black-tailed jackrabbit, coyote (paw print), house sparrow, house finch (*Haemorhous mexicanus*), California scrubjay (*Aphelocoma californica*), black phoebe (*Sayornis nigricans*), rock pigeon (*Columba livia*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), turkey vulture (*Cathartes aura*), honeybee (*Apis* sp.), cabbage white (*Pieris rapae*), orange sulfur butterfly (*Colias eurytheme*), western tiger swallowtail butterfly (*Papilio rutulus*), mason bee (*Osmia* sp.), spider wasp (*Entypus unifasciatus californicus*), and sweatbee (*Agapostemon* sp.).

Query results of the U.S. Fish and Wildlife Service (USFWS) Information, Planning and Consultation (IPaC) tool, California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, and the Natomas Basin Habitat Conservation Plan (NBHCP) covered species list (see Attachment D) indicate that 16 special-status plant species, 37 special-status wildlife species, and five sensitive natural communities have been recorded within the U.S. Geological Survey (USGS) topographic quadrangle containing the project site and the eight surrounding quadrangles. However, no occurrences of these species or sensitive natural communities have been recorded on the site. The special-status plant species known from the region have no potential to occur on the project site because they are restricted to particular soil types (e.g., alkaline or heavy clay) or other habitat types (e.g., vernal pools, marshes, meadows and seeps, alkali flats and playas, chenopod scrub) that are not present and the disturbed condition of the project site make it generally unsuitable for most special-status plant species. All four of the sensitive natural communities (see Attachment D) and 35 of the 37 wildlife species documented in the 9-quad search area were removed from further consideration in this document due to lack of suitable habitat, soils, current known range of the species, or because the vegetation composition is not consistent with the description of the sensitive natural communities provided in the Manual of California Vegetation. The remaining two wildlife species are described in Table 3 below.

Table 3 Special-Status Wildlife Species Included in the Impact Analysis for Independence at Creekside

Species Name	Habitat and Distribution ¹	Legal Status Federal/State/Other ²	Potential for Occurrence within the Analysis Area ³
Swainson's hawk <i>Buteo swainsoni</i>	Great Basin grassland, riparian forest, riparian woodland, valley and foothill grassland. Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	--/ST/NBHCP	May occur: There are no trees on the project site, but trees adjacent to the project site may provide habitat suitable for nesting, and the onsite weedy annual grassland may provide low quality foraging habitat. Nearest historical recorded occurrence is within Natomas Town Center West.
White-tailed kite <i>Elanus Leonurus</i>	Cismontane woodland, marsh and swamp, riparian woodland, valley and foothill grassland, and wetlands. Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	--/FP/--	May occur: There are no trees on the project site, but trees adjacent to the project site may provide habitat suitable for nesting and the on-site weedy annual grassland provides low quality foraging habitat. This species has been observed foraging in the project vicinity.

Notes: ST = State Threatened (legally protected); NBHCP = Natomas Basin Habitat Conservation Plan; and FP = State Fully Protected (legally protected).

May occur: Suitable habitat is available in the plan area; however, there are little to no other indicators that the species might be present.

¹ Unless otherwise noted all habitat and distribution data provided by California Natural Diversity Database.

Source: CNDDDB 2023; City of Sacramento et al. 2003, USFWS 2023.

Protected Trees

There are no trees within the project site.

Wetlands

Review of historic aerial photography and topographic maps indicate that the project site has been extensively disturbed by agricultural practices. The 1999 May Consulting Services report indicated that there were six vernal pools in Creekside PUD area. Since this assessment, the site has been maintained in a graded condition. No wetland hydrology or wetland vegetation were observed within the project site during the survey conducted on September 20, 2023.

Regulatory Setting

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to biological resources that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy ERC-2.2 Biological Resources.** The City shall ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, sensitive habitat, and wetlands are avoided, minimized, or mitigated to the greatest extent feasible as development takes place.

- **Policy ERC-2.3 Onsite Preservation.** The City shall encourage new development to preserve and restore onsite natural elements that contribute to the community's native plant and wildlife species value. For sites that lack existing natural elements, encourage planting of native species in preserved areas to establish or re-establish these values and aesthetic character.
- **Policy ERC-2.9 Habitat Assessments.** The City shall consider the potential impact on sensitive plants and wildlife for each project requiring discretionary approval. If site conditions are such that potential habitat for sensitive plant and/or wildlife species may be present, the City shall require habitat assessments, prepared by a qualified biologist, for sensitive plant and wildlife species. If the habitat assessment determines that suitable habitat for sensitive plant and/or wildlife species is present, then either:
 - Protocol-level surveys shall be conducted (where survey protocol has been established by a resource agency), or, in the absence of established survey protocol, a focused survey shall be conducted consistent with industry-recognized best practices; or
 - Suitable habitat and presence of the species shall be assumed to occur within all potential habitat locations identified on the project site. Survey Reports shall be prepared and submitted to the City and the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS) (depending on the species) for further consultation and development of avoidance and/ or mitigation measures consistent with state and federal law.

Mitigation measures from the adopted 2000 IS/ND and 2006 Addendum that are applicable to the proposed project include the following:

Mitigation Measure #5 (2000 IS/ND)

The applicant shall comply with the following short term construction mitigation:

1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.
2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:
 - a. watering exposed soils;
 - b. covering exposed soils with straw or other materials;
 - c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;
 - d. covering trucks containing loose and dry soil; and
 - e. providing interim drainage measures during the construction period.
3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.

Mitigation Measure #B-1 (2006 Addendum)

The project applicant/developer shall: (i) comply with all requirements of the 2003 Natomas Basin Habitat Conservation Plan (NBHCP), together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the Incidental Take Permits (ITPs) issued by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG).

Impact Discussion

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

Section 7, "Biological Resources," of the 2000 IS/ND concluded that development within the Creekside PUD would have no impacts on special-status plants because no endangered, threatened or rare plant species are known to inhabit the site. The impacts to special-status wildlife would be less than significant with implementation of Mitigation Measures #4 through #10. The section ultimately concluded that development of the Creekside Parcel 3 Project would have a less-than-significant impact to special-status plants and have a less-than-significant impact to special-status wildlife with implementation of Mitigation Measures #B-1 through #B-3 (revised 2000 IS/ND Mitigation Measures #4, #6, and #7).

As discussed above, the project site does not contain suitable habitat for special-status plants and sensitive natural habitat. However, the project site contains suitable habitat for special-status wildlife species Swainson's hawk and white-tailed kite. Although there are little to no other indicators that these wildlife species might be present on-site. Implementation of the proposed project would result in adverse impacts to Swainson's hawk and white-tailed kite if they were present on-site during construction activities. Therefore, 2000 IS/ND Mitigation Measures #5 (short-term construction measures) and #7 (pre-construction survey for Swainson's hawk) would be applicable to the project. However, the white-tailed kite was not identified as a special-status wildlife special that would be impacted by development within the Creekside PUD during preparation of the 2000 IS/ND. The adopted Mitigation Measure #7 has been amended to reflect additional special-status species that were not known to occur within the project area during preparation of the adopted 2000 IS/ND. With implementation of Mitigation Measure #5 of the 2000 IS/ND and project-specific Mitigation Measure BIO-1 (revised Mitigation Measure #7 of the 2000 IS/ND), impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

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

The project site is on vacant land that has been graded. There is no riparian habitat or other sensitive natural communities within the project area. Therefore, the project would have no impact on these resources. No new significant impacts or substantially more severe impacts would occur.

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

The project site is on vacant land that has been graded. There are no wetlands within the project area. Therefore, the project would have no impact on these resources. No new significant impacts or substantially more severe impacts would occur.

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

The project site is on vacant land surrounded by development and thus implementation of the project. The project site does not contain migratory wildfire corridors or wildlife nursery sites. Therefore, the project would have no impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. No new significant impacts or substantially more severe impacts would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project site is on vacant land that has been graded. There are no trees or designated heritage trees on the project site. Therefore, the project would have no impact on these resources. No new significant impacts or substantially more severe impacts would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

This project is required to comply with the mitigation measures set forth in NBHCP as discussed in the 2000 IS/ND and 2006 Addendum. Since adoption of the 2000 IS/ND, the developer has completed Habitat Conservation Plan payment in 2003 as required by Mitigation Measure #4 of the 2000 IS/ND, performed reconnaissance level surveys, and graded the Creekside PUD. The 2006 Addendum updated the 2000 IS/ND Mitigation Measure #4 to Mitigation Measure #B-1, which requires compliance with NBHCP. The project would implement 2006 Addendum Mitigation Measure #B-1 to ensure that implementation of the proposed project would not conflict with the adopted Habitat Conservation Plan. Impacts would be less than significant with implementation of mitigation. No new significant impacts or substantially more severe impacts would occur.

Mitigation Measures

Mitigation Measure BIO-1 (Revised Mitigation Measure #7 of the 2000 IS/ND)

A pre-construction survey shall be conducted by a qualified biologist just prior to construction to determine the presence or absence of active Swainson's hawk and white-tailed kite nests. This survey shall be conducted during the active raptor nesting season, February 1 through September 15. In the event an active Swainson's hawk nest is identified, the nest site shall be avoided and no construction activities shall take place within 1/4-mile of the nest site (NBHCP 1997). If active white-tailed kite nests are identified, the nest sites shall be avoided and non-disturbance buffers shall be established at a distance sufficient to minimize disturbance based on the nest/roost location, topography, cover and species' tolerance to disturbance.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND and the 2006 Addendum. Therefore, the conclusions regarding impacts on biological resources included in 2000 IS/ND and the 2006 Addendum remain valid.

Cultural Resources

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	2000 IS/ND Section V.14 pp. 24-26	No	No	NA, impacts remain less than significant.
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	2000 IS/ND Section V.14 pp. 24-26	No	No	Yes
c) Substantially disturb human remains, including those interred outside of formal cemeteries?	2000 IS/ND Section V.14 pp. 24-26	No	No	Yes

Discussion

Since the adoption of the 2000 IS/ND and 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to historic and cultural resources are applicable to the proposed project (City of Sacramento 2024a):

- **Policy HCR-1.1 Preservation of Historic and Cultural Resources, Landscapes, and Site Features.** The City will continue to promote the preservation, restoration, enhancement, and recognition of historic and cultural resources throughout the city.
- **Policy HCR-1.3 Compatibility with Historic Context.** The City will continue to review new development, alterations, and rehabilitation/remodels for compatibility with the surrounding historic context and consistency with design guidelines/ standards, including the Historic District Plans. The City shall pay special attention to the scale, massing, and relationship of proposed new development to complement surrounding historic environments.
- **Policy HCR-1.6 Early Project Consultation.** The City will continue to strive to minimize impacts to historic and cultural resources by consulting with property owners, land developers, tribal representatives, and the building industry early in the development review process as needed.
- **Policy HCR-1.1 Archaeological, Tribal, and Cultural Resources.** The City shall continue to comply with federal and State regulations and best practices aimed at protecting and mitigating impacts to archaeological resources and the broader range of cultural resources as well as tribal cultural resources.

- **Policy HCR-1.15 Treatment of Native American Human Remains.** The City shall treat Native American human remains with sensitivity and dignity and ensure compliance with the associated provisions of California Health and Safety Code and the California Public Resources Code. The City shall collaborate with the most likely descendants identified by the Native American Heritage Commission.
- **Policy HCR-1.17 Evaluation of Archaeological Resources.** The City shall work in good faith with interested communities to evaluate proposed development sites for the presence of sub-surface historic, archaeological, and tribal cultural resources that may be present at the site. These efforts may include the following:
 - Consideration of existing reports and studies,
 - Consultation with Native American tribes as required by State law,
 - Appropriate site-specific investigative actions, and
 - Onsite monitoring during excavation if appropriate.

The analysis for the proposed project is based on the *Cultural Resources Assessment Report for the Independence at Creekside Project* (Ascent 2024). A search of the Northwest Information Center (NWIC) on September 9, 2023 (NCIC File No. 23-170) revealed that one previously recorded resource is within the project site; the RD 1000 Rural Historic Landscape District (also previously analyzed in the 2000 IS/ND).

Mitigation measure from the adopted 2000 IS/ND that is applicable to the proposed project include the following:

Mitigation Measure #14

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, the applicant shall stop work immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

Impact Discussion

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

As identified in the 2000 IS/ND Section V.14, "Cultural Resources," impacts related to historical resources were not anticipated based on the results of a cultural resources inventory conducted for the Creekside PUD Project. However, the Creekside PUD Project is located within the RD 1000 Rural Historic Landscape District. RD 1000 was among the first and largest of the major reclamation districts in the state. The grid pattern created by the canals, roads, and fields, covering 87 square miles, are contributing characteristics of the RD 1000 Rural Historic Landscape District. This historic district was recommended eligible for listing on the National Register of Historic Places (NRHP). NNCP had previously analyzed the impacts to this resource and implemented measures to reduce impacts to this resource to less than significant. As a result, it was determined that the Creekside PUD Project would have no impact on the NRHP eligible historic district. Therefore, impacts related to historical resources were found to be less than significant.

The proposed project is located within the previously approved Creekside PUD Project area. When the Creekside PUD Project was approved in 2000, the RD 1000 Rural Historic Landscape District was recommended eligible for listing on NRHP. However, this resource was determined ineligible for listing on NRHP by the State Historic Preservation Office after the Creekside PUD Project was approved (Ascent 2024). It was also recommended to be ineligible for listing on the California Register of Historic Resources under CEQA. Therefore, the RD 1000 Rural Historic Landscape District is not a historical

resource under CEQA. The results of the 2023 cultural resources investigation revealed that no historical resources are present within the project site (Ascent 2024). Therefore, impacts related to historical resources would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

As discussed in the 2000 IS/ND Section V.14, "Cultural Resources," a cultural resource inventory was conducted for the Creekside PUD Project. No Archaeological sites, prehistoric or historic were identified during the cultural resource inventory. However, construction activities would have the potential to uncover subsurface archaeological or historical remains. The 2000 IS/ND determined that impacts to archaeological resources would be reduced to a less-than-significant level with implementation of Mitigation Measure #14.

The proposed project would result in ground disturbing activities (e.g., excavation and grading) that would have the potential to result in impacts to subsurface archaeological resources. The proposed project would implement Mitigation Measure #14 of the 2000 IS/ND, which requires stop work immediately if subsurface archaeological resources are discovered and requires consultation with a qualified archaeologist to develop further measures to reduce impacts. With implementation of Mitigation Measure #14, impacts to archaeological resources would be less than significant. No new significant impacts or substantially more severe impacts would occur.

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

The 2000 IS/ND did not specifically address impacts related to human remains. However, Mitigation Measure #14 addresses subsurface impacts related to the potential of "unusual amounts of bones" to be uncovered, which would require a qualified archaeologist and a representative of the Native American Heritage Commission to be consulted. Therefore, impacts related to the discovery of human remains would be reduced to less than significant.

The project is located within the Creekside PUD Project area. The results of the 2023 cultural resources investigation did not result in the discovery of human remains (Ascent 2024). However, construction activities related to the project would have the potential to impact previously undiscovered human remains. California Health and Safety Code Section 7050.5, State CEQA Guidelines Section 15064.5, and California Public Resources Code Section 5097.98 mandate the process to be followed in the event of accidental discovery of human remains in a location other than a dedicated cemetery. These sections also provide guidance if the remains are determined to be Native American. In addition, 2040 General Plan Policy HCR-1.15 requires treatment of Native American human remains in accordance with California Health and Safety Code and the California Public Resources Code. Compliance with existing regulations and implementation of Mitigation Measure #14 would ensure that implementation of the project would result in less than significant impact to human remains. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts on cultural resources included in the 2000 IS/ND remain valid.

Energy

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
VI. Energy.				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	2000 IS/ND Section V.8 pp. 19	No	No	NA, impact remains less than significant
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	2000 IS/ND Section V.8 pp. 19	No	No	NA, impact remains less than significant

Discussion

Changes have been made in the environmental setting related to energy since adoption of the 2000 IS/ND and the 2006 Addendum. The electricity and natural gas utilities that serve the project area are Pacific Gas and Electric (PG&E) and the Sacramento Municipal Utility District (SMUD). Both of these utilities are beholden to the following regulations, which require increasingly greater renewable energy within the utilities' power content:

- **Renewables Portfolio Standard:** The State passed legislation referred to as the Renewables Portfolio Standard (RPS) that requires increasing use of renewable energy to produce electricity for consumers. California utilities are required to generate 33 percent of their electricity from renewables by 2020 (SB X1-2 of 2011); 52 percent by 2027 (SB 100 of 2018); 60 percent by 2030 (also SB 100 of 2018); and 100 percent by 2045 (also SB 100 of 2018). On September 16, 2022, SB 1020 was signed into law. This bill supersedes the goals of SB 100 by requiring that eligible renewable energy resources and zero-carbon resources supply 90 percent of all retail sales of electricity to California end-use customers by December 31, 2035, 95 by December 31, 2040, 100 by December 31, 2045, and 100 percent of electricity procured to serve all state agencies by December 31, 2035.
- **Senate Bill 350 - Clean Energy and Pollution Reduction Act of 2015:** The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires that the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. It also establishes energy efficiency targets that achieve statewide, cumulative doubling of the energy efficiency savings in electricity and natural gas end uses by the end of 2030.

Since the adoption of the 2000 ND and 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to energy are applicable to the proposed project (City of Sacramento 2024a):

- **Policy LUP 2.5: Design for Connectivity.** The City shall require that all new development maximizes existing and new connections with surroundings and with centers, corridors, parks, and neighborhoods to enhance efficient and direct pedestrian, bicycle, and vehicle movement. When feasible, grid patterns should be utilized to facilitate multiple routes.

- **Policy LUP-11.8: Construction Processes.** The City shall encourage onsite construction processes that reduce environmental harm and support sustainable methods.
- **Policy ERC-4.3: Project Design.** The City shall promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.
- **Policy ERC-8.1: Colling Design Techniques.** Through design guidelines and other means, in all new development the City shall promote the use of tree canopy, cool pavements, landscaping, building materials, and site design techniques that provide passive cooling and reduce energy demand. In particular, the City shall promote the use of voluntary measures identified in the California Green Building Code (Title 24, Part 11 of the California Code of Regulations) to minimize heat island effects, including hardscape and roof materials with beneficial solar reflectance and thermal emittance values and measures for exterior wall shading.
- **Policy M-1.15: Improve Walking Connectivity.** The City shall require new subdivisions, new multiunit dwelling developments, and new developments along commercial corridors to include well-lit, tree-shaded walkways where feasible, that provide direct links to the public realm or adjacent public destinations such as transit stops and stations, schools, parks, and shopping centers.
- **Policy M-1.31: Private Electric Vehicle (EV) Infrastructure Deployment.** The City shall encourage private property owners to first install EV charging infrastructure on their property before requesting the City to install EV charging infrastructure in the public right-of-way to serve their property. The City shall prioritize the public right-of-way for public use first.

The City has also adopted the Sacramento Climate Action & Adaptation Plan (CAAP), as part of the consideration and implementation of the 2040 General Plan. The following CAAP measures are applicable to the proposed project (City of Sacramento 2024b):

- **Measure E-2:** Eliminate natural gas in new construction.
- **Measure TR-1:** Improve active transportation infrastructure to achieve 6% active transportation mode share by 2030 and 12% by 2045.
- **Measure TR-3:** Achieve zero-emission vehicle (ZEV) adoption rates of 28% for passenger vehicles and 22% for commercial vehicles by 2030 and 100% for all vehicles by 2045.

Additionally, the City is not enforcing its ordinance prohibiting natural gas installation in all new construction. The vast majority of permit applications are for all-electric construction. As all-electric is cost-effective for the majority of new construction and typically yields on-bill savings in Sacramento, it is anticipated that this trend is likely to continue. It is expected that market forces and City encouragement would achieve at least 75 percent of the relevant goal (i.e., reduction of greenhouse gas [GHG] emissions), and savings can be achieved through other City efforts to make up the difference. The City will continue to make every good faith effort on each project to achieve CAAP goals by electrification preferably. It is expected that the CAAP remains qualified per California Code of Regulation Title 14 Section 15183.5.

Appendix G of the State CEQA Guidelines was updated in 2018 to include a separate section with new questions associated with evaluating a project's potential impacts related to energy. The Creekside PUD Project and the Creekside Parcel 3 Project were approved prior to the 2018 State CEQA Guidelines update. Although the 2000 IS/ND was adopted prior to the 2018 State CEQA Guidelines update, the 2000 IS/ND evaluated if implementation of the Creekside PUD would conflict with an adopted energy conservation plan or use non-renewable resources in a wasteful or inefficient manner.

Impact Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Appendix G of the State CEQA Guidelines requires the consideration of the energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision (b)(3)). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with current California Energy Code standards for building energy efficiency and future updates to the standards would result in energy-efficient buildings developed as part of the project. However, compliance with building codes does not adequately address all potential energy impacts during project construction and operation.

The 2000 IS/ND did not address impacts related to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. However, the 2000 IS/ND stated that all development in the city is required to comply with state energy conservation standards for new construction. Therefore, implementation of the Creekside PUD Project would not conflict with energy conservation policies. Development of the Creekside PUD Project would not use non-renewable resources other than those that may be used as construction materials. The 2000 IS/ND determined that the Creekside PUD Project would result in less than significant impacts associated with conflict with adopted energy conservation plans and use non-renewable resources in a wasteful and inefficient manner.

Implementation of the project would consume energy resulting from operation of construction equipment and vehicle trips associated with commutes by construction workers and haul trucks supplying materials. Although construction activities would require fuel and other energy sources, consumption of fuel and energy uses would be temporary. Construction contractors strive to complete construction projects in an efficient manner to meet project schedules and minimize cost (to maximize their profitability). The energy needs for project construction would be temporary and are not anticipated to require additional capacity or substantially increase peak or base period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with residential projects of this size in an urban setting. Automotive fuels would be consumed to transport people to and from the project site. Energy would be required for construction elements and transport construction materials. The one-time energy expenditure required to construct the physical infrastructure associated with the project would be nonrecoverable. There is no atypical construction related energy demand associated with the proposed project. Therefore, only the necessary amount of fuel would be consumed during construction. Construction of the project would not be expected to result in wasteful, inefficient, or unnecessary consumption of energy resources. No new significant impacts or substantially more severe impacts would occur.

The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The annual energy consumption associated with the Creekside Parcel 3 Project and the proposed project are detailed in Attachment C and summarized below.

The annual energy consumption associated with the Creekside Parcel 3 Project is estimated as follows:

- 179,317 gallons of gasoline and 38,373 gallons of diesel fuel,
- 1,095,711 kilowatt hours of electricity, and
- 4,837,730 kilo-British thermal units of natural gas.

The annual energy consumption associated with the proposed project is estimated as follows:

- 200,130 gallons of gasoline and 43,712 gallons of diesel fuel,
- 2,010,815 kilowatt hours of electricity, and
- 681,334 kilo-British thermal units of natural gas.

Implementation of the project would result in increased energy consumption associated with mobile sources and electricity and decreased energy consumption associated with natural gas. However, the increase in energy consumption is anticipated with implementation for the project because the project would result in the development of 170 housing compared to 123 units proposed under the Creekside Parcel 3 Project. The per unit energy consumption under the Creekside Parcel 3 Project is estimated as follows:

- 1,458 gallons of gasoline and 312 gallons of diesel fuel,
- 8,908 kilowatt hours of electricity, and
- 39,331 kilo-British thermal units of natural gas.

The per unit energy consumption under the proposed project is estimated as follows:

- 1,177 gallons of gasoline and 257 gallons of diesel fuel,
- 11,828 kilowatt hours of electricity, and
- 4,008 kilo-British thermal units of natural gas.

Therefore, the per unit energy consumption under the proposed project is less than the per unit energy consumption under the Creekside Parcel 3 Project. The operation of the project would result in more efficient energy consumption than the operation of the Creekside Parcel 3 Project.

In addition to relative increases in efficiency of energy consumption, the project also entails increasing the density of the project site, which would result in more efficient energy expenditure on a per capita basis. For these reasons, the project would not result in wasteful, inefficient, or unnecessary consumption of energy. No new significant impacts or substantially more severe impacts would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The 2000 IS/ND stated that all development in the city is required to comply with State energy conservation standards for new construction, therefore, conflict with energy conservation policies was not anticipated. The analysis did not evaluate the potential for operation of the project to conflict with or obstruct an applicable energy plan.

As stated in the analysis for Impact a) under Section “Greenhouse Gas Emissions” below, the proposed project would feature EV charging infrastructure that would meet the Tier 2 requirements of the most current California Green Building Standards Code (CALGreen Code), which states that projects with 20 or more dwelling units must have 15 percent of the total number of parking spaces be equipped with Level 2 electric vehicle supply equipment (EVSE). The project would also only utilize natural gas for the operation of the project’s pool heating pump and would otherwise feature all-electric building design. Natural gas would be considered necessary for pool heating as electric pool heating pumps are not sufficient for heating large pools such as the one included in the proposed project and are therefore not considered a feasible alternative.

By featuring EV charging facilities compliant with the Tier 2 requirements of the CALGreen Code, eliminating natural gas from project design (excluding the natural gas required for operation of the pool’s heating pump, as the technological limits of electric pool heating pumps make them infeasible for community pools), the project would align with CAAP Measure E-2, which aims to eliminate natural gas in new construction, as well as CAAP Measure TR-3, which aims to achieve zero-emission vehicle adoption rates of 28 percent for passenger vehicles and 22 percent for commercial vehicles by 2030 and 100 percent for all vehicles by 2045. Additionally, by increasing per capita efficiency of GHG emissions, the project would support the overall goal of the CAAP to reduce per capita GHG emissions. Furthermore, as stated in Section “Transportation,” the project would include landscaping, and internal and external sidewalks with pedestrian crossing to promote pedestrian movement and connectivity throughout the

project site and to the adjacent community, thus improving pedestrian facilities within the vicinity of the project site. This would align with CAAP Measure TR-1, which aims to improve active transportation infrastructure to achieve 6 percent active transportation mode share by 2030 and 12 percent by 2045.

While the proposed project would result in more total units constructed and operated than the approved Creekside Parcel 3 Project, implementation of the project would result in a more efficient consumption of energy per capita because of the denser development proposed. This is because more compact development patterns reduce per capita energy demands, while less-compact sprawl increases demand (CARB 2017). Increasing energy efficiency per capita and, therefore, reducing GHG emissions per capita, is the overarching goal of CAAP.

Therefore, implementation of the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding energy impacts included in the 2000 IS/ND remain valid.

Geology and Soils

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
VII. Geology and Soils. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.); ii) Strong seismic ground shaking; iii) Seismic-related ground failure, including liquefaction; or iv) Landslides. 	2000 IS/ND Section V.3 pp. 11-12	No	No	NA, impacts remain less than significant
b) Result in substantial soil erosion or the loss of topsoil?	2000 IS/ND Section V.3 pp. 11-12	No	No	NA, impacts remain less than significant
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	2000 IS/ND Section V.3 pp. 11-12	No	No	NA, impacts remain less than significant
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	2000 IS/ND Section V.3 pp. 11-12	No	No	NA, impacts remain less than significant
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	NA	No	No	NA, no impacts would occur.
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	2000 IS/ND Section V.3 pp. 11-12	No	No	NA, impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to geology and soils are applicable to the proposed project (City of Sacramento 2024a):

- **Policy ERC-7.1 Expansive Soils and Liquefaction.** In areas of expansive soils and high liquefaction risk, the City shall continue to require that project proponents submit geotechnical investigation reports and demonstrate that the project conforms to all recommended mitigation measures prior to City approval.
- **Policy ERC-7.2 Seismic Stability.** In accordance with the California Building Code, the City shall regulate structures intended for human occupancy to ensure they are designed and constructed to retain their structural integrity when subjected to seismic activity.

Impact Discussion

- a) **Expose people or structures to potential substantial adverse effects, including the 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? (Refer to California Geological Survey Special Publication 42.)**
 - Strong seismic ground shaking**
 - Seismic-related ground failure, including liquefaction**
 - Landslides**

The 2000 IS/ND Section V.3, "Geology," concluded that the Creekside PUD Project would have less than significant impacts related to geological and seismic hazards because a site-specific soil investigation for individual structures proposed for the development would be required prior to issuance of building permits. The information from the soil investigation would be incorporated into the site-specific engineering and seismic designs. Satisfaction with these conditions is required prior to the issuance of building permits.

Consistent with the discussion in the 2000 IS/ND, preparation of a site-specific soil/geotechnical investigation (including detailed analyses of surface and subsurface conditions, per Uniform Building Code) would be required for the project. The soil/geotechnical investigation would be submitted to the City for review prior to issuance of the building permit. Development of the project would be subject to the recommendations and/or measures identified in the soil/geotechnical investigation. The soil/geotechnical investigation would include site-specific recommendations and measures for general construction procedures; site clearing; site preparation and sub-excavation; engineered fill construction; utility trench backfill; foundation design; interior floor slab support; floor slab moisture penetration resistance; exterior flatwork; pavement design; construction testing and observation; and review of final plans and specifications to ensure that the recommendations within the investigation are implemented as part of the proposed project.

The proposed project would be required to be consistent with the City of Sacramento Building Code and therefore would comply with the California Building Code (CBC) as the City implements CBC through the building permit process. CBC provides minimum standards for building design in the State of California. Chapter 16 of CBC (Structural Design) includes regulations and building standards governing seismically resistant construction and construction techniques to protect people and property from hazards associated with excavation cave-ins and falling debris/construction materials. Chapter 18 of CBC (Soils and Foundations) provides regulations regarding site excavations, foundations, retaining walls, and grading, including, but not limited to, requirements for seismically resistant design, foundation investigation, stable cut and fill slopes, and excavation, shoring, and trenching. CBC also defines different building regions in

California and ranks them according to their seismic hazard potential. Seismic Zone 1 has the least seismic potential and Zone 4 has the highest seismic potential. The City of Sacramento is in Seismic Zone 3; accordingly, the proposed project would be required to comply with all design standards applicable to Seismic Zone 3. Compliance with the existing regulations, which requires preparation and implementation of a site-specific soil/geotechnical investigation and compliance with CBC, would ensure that the geology, soils, and seismic impacts associated with implementation of the proposed project would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?

See analyses under Impact a) above.

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

See analyses under Impact a) above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?

See analyses under Impact a) above.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The 2000 IS/ND did not address impacts related to the use of septic tanks or alternative wastewater disposal systems. The proposed project does not include the use of septic tanks. Therefore, no impacts would occur. No new significant impacts or substantially more severe impacts would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The 2000 IS/ND Section V.3, "Geology," concluded that the Creekside PUD Project would result in less than significant impacts related to unique geologic or physical features. However, the 2000 IS/ND did not address impacts related to unique paleontological resources.

The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. Increased development density on the project site would not result in substantial changes in the impacts related to geologic features identified in the 2000 IS/ND. Paleontological resources include fossil remains, as well as fossil localities and rock or soil formations that have produced fossil material. Ground disturbance activities (e.g., excavation and grading) would have the potential to uncover previously unknown vertebrate or plant fossils. However, the project would be required to adhere to the state (Paleontological Resource Protection Act) and federal (Paleontological Resources Protection Act, Antiquities Act of 1906, and Archeological and Paleontological Salvage – 23 USC 305) laws, which would reduce the potential for a loss of paleontological resources. Compliance with existing regulations would ensure that the potential impacts to unique paleontological resources would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts related to geology and soils included in the 2000 IS/ND remain valid.

Greenhouse Gas Emissions

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
VIII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	NA	No	No	NA
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	NA	No	No	NA

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan (including the updated NNCP) and the Climate Action and Adaptation Plan (CAAP) on February 27, 2024. The 2040 General Plan includes the following policies related to climate change that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy LUP-2.5: Design for Connectivity.** The City shall require that all new development maximizes existing and new connections with surroundings and with centers, corridors, parks, and neighborhoods to enhance efficient and direct pedestrian, bicycle, and vehicle movement. When feasible, grid patterns should be utilized to facilitate multiple routes.
- **Policy LUP-4.10: Multi-Modal Access.** The City shall require that new development provide bicycle, pedestrian, and transit access where appropriate to reduce the need for onsite parking and to improve the pedestrian experience within corridors and centers with street trees and landscaping.
- **Policy LUP-11.7: Building Materials.** The City shall support and promote the use of benign; responsibly- and ethically-sourced; and low-carbon and/ or carbon-sequestering building materials and products.
- **Policy LUP-11.8: Construction Process.** The City shall encourage onsite construction processes that reduce environmental harm and support sustainable methods.
- **Policy ERC-8.1: Cooling Design Techniques.** Through design guidelines and other means, in all new development the City shall promote the use of tree canopy, cool pavements, landscaping, building materials, and site design techniques that provide passive cooling and reduce energy demand. In particular, the City shall promote the use of voluntary measures identified in the California Green Building Code (Title 24, Part 11 of the California Code of Regulations) to minimize heat island effects, including hardscape and roof materials with beneficial solar reflectance and thermal emittance values and measures for exterior wall shading.
- **Policy M-1.15: Improve Walking Connectivity.** The City shall require new subdivisions, new multiunit dwelling developments, and new developments along commercial corridors to include well-lit, tree-shaded walkways where feasible, that provide direct links to the public realm or adjacent public destinations such as transit stops and stations, schools, parks, and shopping centers.

- **Policy M-1.31: Private Electric Vehicle (EV) Infrastructure Deployment.** The City shall encourage private property owners to first install EV charging infrastructure on their property before requesting the City to install EV charging infrastructure in the public right-of-way to serve their property. The City shall prioritize the public right-of-way for public use first.
- **Policy M1.36: Electric Vehicles (EVs) in New Development.** The City shall support minimum levels of EV infrastructure readiness and installation in new development and incentivize additional levels of EV charging, and EV car share, beyond City Code minimums.

Since California’s legislative mandate to reduce total projected GHG emissions to 1990 levels by the year 2020 has been achieved, the focus is now on reducing emissions 40 percent below 1990 levels by the year 2030 (SB 32), 85 percent below 1990 levels by 2045 (AB 1279), and carbon neutrality by 2045 (AB 1279). To achieve these targets, future development must be planned and implemented in the most GHG-efficient manner possible. The City’s CAAP is designed to reduce GHG emission within the City equal to 63 percent below 1990 levels through 2030 through a series of specific measures such as electrifying transportation and building energy systems, reducing vehicle miles travels, reducing organic waste, increasing urban tree canopy cover, and other measures. Projects that comply with the CAAP are considered to have a less than significant effect on the environment relating to GHG emissions and climate change. The following CAAP measures are applicable to the proposed project (City of Sacramento 2024b):

- **Measure E-2:** Eliminate natural gas in new construction.
- **Measure TR-1:** Improve active transportation infrastructure to achieve 6% active transportation mode share by 2030 and 12% by 2045.
- **Measure TR-3:** Achieve zero-emission vehicle (ZEV) adoption rates of 28% for passenger vehicles and 22% for commercial vehicles by 2030 and 100% for all vehicles by 2045.

Impact Discussion

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

See discussion under Impact b) below.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

GHG emissions were not directly addressed in the 2000 IS/ND or the 2006 Addendum because this environmental topic was not included in the State CEQA Guidelines at the time. Amendments to the guidelines apply prospectively only, and a CEQA document must meet the content requirements in effect when the document is sent out for public review. The 2000 IS/ND was certified before the amendment to the State CEQA Guidelines adding consideration of impacts related to GHG. However, potential impacts related to GHG emissions do not constitute “new information” as defined by CEQA, as GHG emissions were known as potential environmental issues before the writing of the 2000 IS/ND and the 2006 Addendum. Since the time the 2000 IS/ND and the 2006 Addendum were certified, the City has taken steps towards promoting sustainability within the City, including efforts aimed at reducing GHG emissions. On February 7, 2024, the City updated and adopted the City’s CAAP, which sets targets for the City and identifies key strategies and actions that form the foundation of Sacramento’s goal of achieving carbon neutrality by 2045. The project would be required to comply with the GHG reduction measures outlined in the City’s CAAP.

In addition to the City’s CAAP, a number of regulations have been enacted since the previous 2000 IS/ND and 2006 Addendum were adopted for the purpose of, or with an underlying goal for, reducing GHG emissions, such as the 2022 CALGreen Code and the 2022 California Energy Code. Such regulations have become increasingly stringent since the adoption of 2000 IS/ND and 2006 Addendum. In addition to

compliance with CAAP, the proposed project would be required to comply with all current applicable regulations associated with GHG emissions, including the CALGreen Code and California Energy Code.

Construction of the proposed project would result in a total of 517 metric tons of CO₂ equivalent (MTCO_{2e}), over the two-year construction period while operation of the project would result in 2,475 MTCO_{2e}/year. While the proposed project would result in more total units constructed and operated than the approved Creekside Parcel 3 Project, implementation of the project would result in a more efficient distribution of GHG emissions per capita because of the denser development proposed. Increasing housing density results in fewer GHG emissions per capita, or the GHG emissions associated, either directly or indirectly, with a single person. This is because more compact development patterns reduce per capita energy demands, while less-compact sprawl increases demand (CARB 2017). Additionally, the proposed project would include EV charging infrastructure that would meet the Tier 2 requirements of the CALGreen Code as a project design feature, which states that projects with 20 or more dwelling units must have 15 percent of the total number of parking spaces be equipped with Level 2 EVSE. The project would also only utilize natural gas for the operation of the project's pool heating pump and would otherwise feature all-electric building design. Natural gas would be considered necessary for pool heating as electric pool heating pumps are not sufficient for heating large pools such as the one included in the proposed project and are therefore not considered a feasible alternative.

The City's CAAP identifies GHG reduction strategies and actions that, when implemented, achieve the City's overall GHG reduction targets. The CAAP aims to reduce Sacramento's per capita GHG emissions to 3.63 MTCO_{2e} per person by 2030, equal to 63 percent below 1990 levels, and reduce Sacramento's per capita GHG emissions to net zero MTCO_{2e} per person by 2045, equal to 100 percent below 1990 levels, which is aligned with the carbon neutrality goal of AB 1279. The GHG reduction measures included in the CAAP focus on reducing GHG emissions through actions such as transportation demand management plans to reduce VMT; EV facilities such as EV charging stations to further the transition from fossil fuel-powered vehicles to EVs; energy and water efficient utilities is building design; and renewable energy systems such as solar PV generation and battery storage systems. By featuring EV charging facilities compliant with the Tier 2 requirements of the CALGreen Code, eliminating natural gas from project design (excluding the natural gas required for operation of the pool's heating pump, as the technological limits of electric pool heating pumps have been deemed infeasible for community pools), the project would align with CAAP Measure E-2, which aims to eliminate natural gas in new construction, as well as CAAP Measure TR-3, which aims to achieve zero-emission vehicle adoption rates of 28 percent for passenger vehicles and 22 percent for commercial vehicles by 2030 and 100 percent for all vehicles by 2045. Additionally, by increasing per capita efficiency of GHG emissions, the project would support the overall goal of the CAP to reduce per capita GHG emissions. Furthermore, as stated in Section "Transportation," the project would include landscaping, and internal and external sidewalks with pedestrian crossing to promote pedestrian movement and connectivity throughout the project site and to the adjacent community, thus improving pedestrian facilities within the vicinity of the project site. This would align with CAAP Measure TR-1, which aims to improve active transportation infrastructure to achieve 6 percent active transportation mode share by 2030 and 12 percent by 2045.

Because operational GHGs related to the proposed project would be more efficient than those associated with the Creekside Parcel 3 Project and would therefore better align with the overall goal of the CAAP to reduce per-capita GHG emissions, and because the project would align with applicable GHG reduction measures from the CAAP, GHG impacts related to the proposed project would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

- No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND.

Hazards and Hazardous Materials

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
IX. Hazards and Hazardous Materials.				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	2000 IS/ND pp. 19-20	No	No	NA, impacts remain less than significant
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	2000 IS/ND pp. 19-20	No	No	NA, impacts remain less than significant
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	NA	No	No	NA, impacts remain less than significant
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	2000 IS/ND Section V.9 pp. 19-20	No	No	NA, impacts remain less than significant
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	2000 IS/ND Section V.9 pp. 19-20	No	No	NA, impacts remain less than significant
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	2000 IS/ND Section V.9 pp. 19-20	No	No	NA, impacts remain less than significant
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	2000 IS/ND Section V.9 pp. 19-20	No	No	NA, impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and 2006 Addendum, City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to hazardous materials are applicable to the proposed project (City of Sacramento 2024a):

- **Policy EJ-1.7 Transportation Routes.** The City shall restrict transportation of hazardous materials within Sacramento to designated routes.
- **Policy EJ-1.8 Site Contamination.** The City shall ensure buildings and sites are or have been investigated for the presence of hazardous materials and/or waste contamination before development, where applicable. The City shall continue to require remediation and construction techniques for adequate protection of construction workers, future occupants, adjacent residents, and the environment, and ensure they are adequately protected from hazards associated with contamination.
- **Policy PFS-2.1 Hazard Mitigation Planning.** The City shall continue to use the Local Hazard Mitigation Plan, Comprehensive Floodplain Management Plan, Emergency Operations Plan, and Operational Area Plan to guide actions and investments addressing disasters such as flooding, dam or levee failure, hazardous material spills, epidemics, fires, extreme weather, major transportation accidents, earthquakes, and terrorism.

The updated State Responsibility Area (SRA) Fire Hazard Severity Zones (FHSZs) maps were adopted on January 31, 2024 and became effective April 1, 2024. The project site is located within an urbanized area. The closest SRA FHSZ is located more than 20 miles east of the project site (CALFIRE 2024).

Impact Discussion

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?**

The 2000 IS/ND Section V.9, "Hazards," concluded that implementation of the Creekside PUD Project would result in less than significant impacts related to accidental explosion or release of hazardous substances because the Creekside PUD Project did not anticipate the use or storage of hazardous materials associated with construction or long-term use. In addition, existing regulatory programs would also address the hazardous materials used during construction and operation.

The proposed project would include development of residential buildings and associated amenities, which was also the development type evaluated in the 2000 IS/ND. The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. Increased development density on the project site would not substantially change the type or amount of hazardous materials used and would not result in substantial changes in the impacts related to the hazardous materials identified in the 2000 IS/ND. The proposed project would adhere to 2040 General Plan Policy EJ-1.7, which restricts transportation of hazardous materials in the city to designated routes. In addition, the California Occupational Safety and Health Administration (Cal/OSHA) has adopted regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs. Routine use and transport of hazardous materials is regulated by various federal, state, and local regulations

(e.g., Titles 10 and 49 of the Code of Federal Regulations and Title 22 of the California Code of Regulations). Most household uses of hazardous materials would be minor and would not result in a substantial increase in the risk of a hazardous materials incident. Therefore, compliance with existing regulations would ensure that impacts related to hazardous materials associated with the project would be less than significant. No new significant impacts or substantially more severe impacts would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The 2000 IS/ND did not address impacts related to hazardous emissions or acutely hazardous materials within the vicinity of an existing or proposed school.

Three schools are located within 0.25 mile of the project site: H. Allen Hight Elementary School, 4th R School Age Child Care, and Natoma Middle School. As discussed above, the project would result in less-than-significant impacts related to routine transport, use, or disposal of hazardous materials through compliance with existing regulations. Transportation of hazardous materials in the city would be restricted to designated routes as required by 2040 General Plan Policy EJ-1.7. Compliance with existing regulations would ensure that impacts related to hazardous emissions or acutely hazardous materials within the vicinity of an existing or proposed school would be less than significant. No new significant impacts or substantially more severe impacts would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The 2000 IS/ND did not specifically address impacts related to locating on a hazardous materials site. Section V.9, "Hazards," of the 2000 IS/ND stated that no health hazard is known to exist on the Creekside PUD Project site. Impacts related to exposing people to existing sources of potential health hazards would be less than significant.

The proposed project is not located on a site that is listed for containing hazardous materials. There are no hazardous materials sites located within a one-mile radius of the project site (Cal EPA 2023). Two Phase I Environmental Site Assessments (ESAs) have been prepared for the project site (Attachment E). Phase I ESAs concluded that no evidence of Recognized Environmental Conditions in connection with the project site is found and the site is suitable for residential development. Therefore, impacts related to locating the project on a hazardous materials site would be less than significant. No new significant impacts or substantially more severe impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The 2000 IS/ND did not specifically address impacts related to locating within an airport land use plan. However, Section V.9, "Hazards," of the 2000 IS/ND stated that the Airport Land Use Commission staff indicated that the Creekside PUD Project is compatible with the adopted Comprehensive Land Use Plan for Natomas Airpark and would therefore present no hazard related to aircraft and airport operations.

The project is located within the Creekside PUD Project area, which has been evaluated in the 2000 IS/ND. The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. Increased development density on the project site would not result in substantial changes in the impacts related to airport hazards identified in the 2000 IS/ND. In addition, the nearest airport, Sacramento International Airport, is located approximately 3.5 miles northwest of the project site. Therefore, impacts related to airport safety hazards for people residing or working in the project area would be less than significant. No new significant impacts or substantially more severe impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Section V.9, "Hazards," of the 2000 IS/ND concluded that the impacts related to interference with an emergency response plan or emergency evacuation plan would be less than significant through compliance with existing regulations.

The project site is located within the Creekside PUD Project area, which was evaluated in the 2000 IS/ND. The project would be required to comply with existing regulations to avoid interference with emergency response. For example, construction of the project would be required to prepare a Traffic Management Plan as required by Sections 12.20.020 and 12.20.030 of the City Code. In addition, the project would be required to adhere to state and local building code requirements including Fire Code requirements which include design measures for emergency access, turning radii of emergency response vehicles, as well as site ingress and egress. Impacts related to obstruction of emergency response access and response times would be less than significant through compliance with existing regulations. No new significant impacts or substantially more severe impacts would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Section V.9, "Hazards," of the 2000 Negative Declaration concluded that impacts related to increased fire hazard in areas with flammable brush, grass, or trees would be less than significant because the Creekside PUD Project is not located in a fire hazard area and all construction would be comply with applicable fire and building code requirements.

The project site is located within an urbanized area. The closest SRA FHSZ is located more than 20 miles from the project site. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving wildland fires would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts related to hazards and hazardous materials included in the 2000 IS/ND remain valid.

Hydrology and Water Quality

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
X. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	2000 IS/ND Section V.4 pp. 12-13	No	No	NA, impacts remain less than significant
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	2000 IS/ND Section V.4 pp. 12-13	No	No	NA, impacts remain less than significant
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> i) Result in substantial on- or offsite erosion or siltation? ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows? 	2000 IS/ND Section V.4 pp. 12-13	No	No	NA, impacts remain less than significant
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	2000 IS/ND Section V.4 pp. 12-13	No	No	NA, impacts remain less than significant
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	2000 IS/ND Section V.4 pp. 12-13	No	No	NA, impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to hydrology and water quality that are applicable to the proposed project (City of Sacramento 2024a).

- **Policy ERC-1.4 Construction Site Impacts.** The City shall require new development to protect the quality of water bodies and natural drainage systems through site design (e.g., cluster development), source controls, stormwater treatment, runoff reduction measures, best management practices (BMPs), Low Impact Development (LID), and hydromodification strategies to avoid or minimize disturbances of natural water bodies and natural drainage systems caused by development, implement measures to protect areas from erosion and sediment loss, and continue to require construction contractors to comply with the City’s erosion and sediment control ordinance and stormwater management and discharge control ordinance.
- **Policy ERC-5.2 Reducing Storm Runoff.** The City shall encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize Best Management Practices (BMPs) to reduce stormwater runoff.
- **Policy ERC-6.6 Flood Regulations.** The City shall continue to regulate new development in accordance with State requirements for 200-year level of flood protection and federal requirements for 100-year level of flood protection.
- **Policy PFS-3.16 Stormwater Design in Private Development.** The City shall require proponents of new development and redevelopment projects to submit drainage studies that adhere to City stormwater design requirements and incorporate measures, including “green infrastructure,” Low Impact Development (LID) techniques, stormwater treatment, and, if applicable, trash capture devices, to prevent on- or off-site flooding and improve runoff water quality.
- **Policy PFS-4.8 New Development.** The City shall ensure that water supply capacity is in place prior to granting building permits for new development.
- **Policy -NN-PFS-4 Operational Drainage Facilities.** The City shall ensure that adequate drainage facilities are in place and operational before each new increment of development is approved for construction.

Impact Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The 2000 IS/ND did not specifically address impacts related to water quality standards or waste discharge requirements associated with the Creekside PUD Project. However, Section V.4, “Water,” of the 2000 IS/ND concluded that the Creekside PUD Project would be expected to have a less-than-significant impact related to water quality with the provision of an adequate stormwater drainage systems, compliance with the Comprehensive Floodplain Management Plan Development Guidelines, and implementation of best management practices.

Construction of the project would include ground disturbing activities (e.g., grading and excavation) that would expose soils to erosion. The exposed soils could be transported off-site and adversely affect receiving waters. Construction equipment could also have the potential to leak polluting materials, including oil and gasoline into any adjacent waterways. Improper use of fuels, oils, and other construction-related hazardous construction materials would pose a threat to receiving surface waters or groundwater quality. If the project disturbs more than 50 cubic yards of soil, construction activities would be required to adhere to the City’s Grading Ordinance (Title 15 Buildings and Construction, Chapter 15.88 Grading, Erosion and Sediment Control). The City’s Grading Ordinance regulates site operations and conditions in accordance with the City’s national pollution discharge elimination system (NPDES) requirements, issued by the California Central Valley Regional Water Quality Control Board (RWQCB), and to ensure that the intended use of a graded site within the city limits is consistent with the underlying land use designation

and zoning as well as the goals and policies in the City's General Plan. The Grading Ordinance is intended to control all aspects of grading operations within the city limits as a means to control construction activities in order to minimize, to the maximum extent practicable, the degradation of water quality for any receiving waters. In addition, the projects would be required to comply with the 2040 General Plan Policy ERC 1.4, which requires contractors to comply with the City's erosion and sediment control ordinance through implementation of construction measures to protect water quality for any off-site discharge.

Operation of the project would be required to comply with the City's NPDES municipal separate storm sewer systems (MS4) Permit requirements, which include drainage control requirements for development and redevelopment projects to minimize the potential for adversely affecting water quality through stormwater runoff. The City's Stormwater Management and Discharge Control ordinance (Title 13, Public Services, Chapter 13.16), includes measures that prohibit discharges of pollutants, requires measures to reduce pollutants in stormwater, and compliance of operational best management practices that could include source control and treatment control measures that would prevent or reduce, to the maximum extent practicable, any stormwater pollution or contamination. The project would also be required to comply with 2040 General Plan Policy PFS-3.16 to prepare a drainage study that would include measures to improve runoff water quality.

Compliance with existing regulations would ensure that the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

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

The 2000 IS/ND concluded that impacts related to altered direction or rate of flow of groundwater and substantial reduction of groundwater available for public water supplies would be less than significant because the Creekside PUD Project would not involve the use of groundwater.

The project is located within the Creekside PUD Project area, which has been evaluated in the 2000 IS/ND. The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The proposed increased development density on the project site would not result in substantial changes in the impacts related to groundwater supplies identified in the 2000 IS/ND. Therefore, impacts related to groundwater supplies or recharge would be less than significant. No new significant impacts or substantially more severe impacts would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i) Result in substantial on- or offsite erosion or siltation;**
- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv) Impede or redirect flood flows?**

The 2000 IS/ND concluded that impact related to change of drainage patterns, change of the rate and amount of surface runoff, and hazards associated with flooding would be less than significant with the provision of an adequate stormwater drainage systems, compliance with the Comprehensive Floodplain Management Plan Development Guidelines, and implementation of best management practices.

The project site is located within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM No. 06067C0045J), which indicates that the project is located within Zone A99 (FEMA 2015). Zone A99 includes areas to be protected from a 1 percent annual chance flood by a federal flood protection system under construction. The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The project would comply with 2040 General Plan policies related to erosion control, runoff control, and flood protection. Specifically, Policy ERC-1.4 would require protection of natural drainage systems through site design, stormwater treatment, and runoff reduction measures; Policy ERC-5.2 would encourage minimizing of drainage concentration and impervious coverage; Policy ERC-6.6 would regulate new development in accordance with federal requirements for 100-year level of flood protection; and Policy PFS-3.16 would require drainage studies and incorporate of measures to prevent on- or off-site flooding. Compliance with existing policies would ensure that erosion, runoff, and flood impacts related to alteration of existing drainage pattern of the site would be less than significant. No new significant impacts or substantially more severe impacts would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The 2000 IS/ND did not address impacts related to seiche zones or tsunamis. See analysis under Impact c) above for impacts from flood hazards.

The project would not be at risk of releasing pollutants caused by tsunamis or seiche zones because the project site is not within area (e.g., coastal areas or large lakes) that is at risk for tsunamis or seiche hazards. Therefore, impacts related to flood hazards, tsunamis, or seiche zones would be less than significant. No new significant effect related to flood, tsunamis, or seiche hazards would occur. No new significant impacts or substantially more severe impacts would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The 2000 IS/ND did not address impacts related to conflict with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

As discussed under Impacts a) and b) above, the project would result in less than significant impacts related to water quality and groundwater supplies. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts related to hydrology and water quality included in the 2000 IS/ND remain valid.

Land Use and Planning

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XI. Land Use and Planning. Would the project:				
a) Physically divide an established community?	2000 IS/ND Section V.1 pp. 9-10	No	No	NA; impacts remain less than significant
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	2000 IS/ND Section V.1 pp. 9-10	No	No	NA; impacts remain less than significant

Discussion

Since the certification of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024 (City of Sacramento 2024a). Applicable 2040 General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect are summarized throughout this environmental checklist.

Impact Discussion

a) Physically divide an established community?

The 2000 IS/ND Section V.1, "Land Use and Planning," stated that the Creekside PUD Project site and most adjacent sites were vacant and there would be no conflict with established communities. Impacts related to physically dividing an established community were determined to be less than significant.

The proposed project would include development of 170 residential units and associated amenities on a vacant site surrounded by existing development. The proposed project would not include development of large infrastructure facilities or transportation corridors that would physically divide an established community. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

As described in Section V.1, "Land Use and Planning," of the 2000 IS/ND, the Creekside PUD Project included a proposal to amend land use and zoning designations of the site to create a PUD. With approval of the proposed amendment, the Creekside PUD Project would not result in conflict with General Plan designation or zoning and applicable environmental plans or policies. Impacts were determined to be less than significant.

The proposed project would amend the zoning designation of the approximately 10.8-acre project site from R-1A-PUD to R-2B-PUD. The proposed project would include development of 170 residential units and associated amenities. Although the proposed rezone of the project site from R-1A-PUD to R-2B-PUD would result in slight increase in development density, impacts would be of similar type and severity as what could occur under the existing zoning designation. As discussed throughout this environmental

checklist, development of the proposed project would be consistent with land use plans policies and regulations adopted for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts on land use included in the 2000 IS/ND remain valid.

Mineral Resources

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XII. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	2000 IS/ND Section V.8 pp. 19	No	No	NA, Impacts remain less than significant
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?	2000 IS/ND Section V.8 pp. 19	No	No	NA, Impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan does not include policies related to mineral resources that are applicable to the proposed project (City of Sacramento 2024a).

Impact Discussion

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The 2000 IS/ND Section V.8, “Energy and Mineral Resources,” concluded that implementation of the Creekside PUD Project would have less than significant impacts related to mineral resources that would be of value of the regional and the residents of the state because no known mineral resources could be affected by the Creekside PUD Project are located on-site.

The proposed project consists of 10.8 acres and is located within the previously analyzed area of the 2000 IS/ND. Implementation of the project would not result in the loss of availability of a known mineral resource because no known mineral resources are located on the project site. Therefore, impacts to known mineral resources would be less than significant. No new significant impacts or substantially more severe impacts would occur.

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?

Impacts related to mineral resource recovery site delineated on a local plan are not addressed in the 2000 IS/ND.

California Public Resources Code, Section 2762, states that if a use is proposed that may threaten the potential recovery of minerals from areas that has been classified mineral resources zone-2 (MRZ-2), the local jurisdiction must specify its reasons for permitting the use to the State Geologist and the State Mining and Geology Board. The project site is within a mineral resource zone-1 (MRZ-1), which is an area where available geologic information indicates that there is little likelihood for the presence of significant

concrete aggregate resources (CDC 2023). Therefore, implementation of the proposed project would not result in the loss of availability of a locally important mineral resources recovery site. Impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions of the 2000 IS/ND remain valid.

Noise

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XIII. Noise.				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans?	2000 IS/ND Section V.10 pp. 20-22; 2006 Addendum pp. 12	No	No	NA, impacts remain less than significant
b) Generation of excessive groundborne vibration or groundborne noise levels?	NA	NA	NA	NA
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2000 IS/ND Section V.10 pp. 21; 2006 Addendum pp. 12	No	No	NA, impacts remain less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to noise and vibration that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy ERC-4.3: Project Design.** The City shall promote the incorporation of new technologies, materials, and design and construction techniques in private development projects that minimize air pollution, noise, excess heat, and other forms of pollution and its impacts.
- **Policy ERC-10.1: Exterior Noise Standards.** The City shall require noise mitigation for all development where the projected exterior noise levels exceed those shown in Table ERC-1, to the extent feasible.
- **Policy ERC-10.2: Noise Source Control.** The City should require noise impacts in new developments to be controlled at the noise source where feasible, as opposed to the receptor end, using techniques including but not limited to the following:
 - Site design,
 - Building orientation,

- Building design, and
- Hours of operation.
- **Policy ERC-10.3: Interior Noise Standards.** The City shall require new development to include noise attenuation to assure acceptable interior noise levels appropriate to the land use, as follows:
 - 45 dBA Ldn for residential, transient lodgings, hospitals, nursing homes, and other uses where people normally sleep; and
 - 45 dBA Leq (peak hour with windows closed) for office buildings and similar uses.
- **Policy ERC-10.5: Interior Vibration Standards.** The City shall require construction projects that are anticipated to generate significant vibration levels to use appropriate methods (i.e., type of equipment, low-impact tools, modifying operations, increasing setback distance, vibration monitoring) to ensure acceptable interior vibration levels at nearby residential and commercial uses based on the current City or Federal Transit Administration (FTA) criteria.
- **Policy ERC-10.7: Vibration.** The City shall consider the potential for vibration-induced damage associated with construction activities, highways, and rail lines in close proximity to historic buildings and archaeological sites. Where there is potential for substantial vibration-induced damage, the City shall require preparation of a Pre-Construction Survey and Vibration Management and Monitoring Plan, prepared by a qualified historic preservation specialist or structural engineer to document existing conditions, present appropriate methods to avoid or reduce potential vibration damage, monitor for excessive vibration, and ensure any damage is documented and repaired.
- **Policy ERC-10.10: Airport Land Use Compatibility.** The City shall restrict new residential development within the 65 dBA CNEL airport noise contour, or in accordance with plans prepared by the Airport Land Use Commission and shall only approve noise-compatible land uses.

Impact Discussion

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Temporary Construction Noise

The 2000 IS/ND included a discussion about the potential for construction-generated noise in Section 10, "Noise." It determined that adherence to the Sacramento City Code, which limits construction hours, would ensure that short-term noise construction impacts would be less than significant. The 2006 Addendum also included a discussion about construction-generated noise in Section 10, "Construction Noise." It determined that adherence to the City Noise Ordinance would ensure that construction activities would not occur during more sensitive times of day, and the impact would be less than significant.

Project construction is estimated to begin in October 2025 and continue through June 2027. The project site is currently designated for residential development and construction would occur within the same footprint as analyzed in the 2006 Addendum. However, the project would include the construction of 170 single-family units in 85 duplex buildings as compared to the 123 detached single-family units evaluated in the 2006 Addendum.

Consistent with the analysis prepared for the 2000 IS/ND and 2006 Addendum, construction activities associated with implementation of the project would be temporary and required to comply with all applicable noise policies and standards. Additionally, Section 8.68.080 of the Sacramento City Code exempts construction noise from the City's noise standards between 7:00 a.m. and 6:00 p.m. Monday through Saturday and between 9:00 a.m. and 6:00 p.m. on Sundays provided that the operation of a combustion engine is equipped with suitable exhaust and intake silencers which are in good working

order. Additionally, the Director of Building Inspections may permit work to be completed during hours that are not exempt as detailed in City Code Section 8.68.080 in the case of urgent necessity. This would restrict construction noise to less sensitive times of day. Compliance with existing regulations would ensure construction noise impacts would be less than significant. Therefore, no new or substantially more severe impacts from project-related construction noise would occur.

Long-term Operational Noise

The 2000 IS/ND determined that the normal operation of residential, retail, and office uses would not generate severe noise levels in the project area. The 2006 Addendum qualitatively determined that noise impacts to backyard areas would be less than significant because the surrounding land uses included residential uses and a future park.

The City has established standards for acceptable noise levels in residential uses in Section 8.68.60 of the Sacramento City Code. These noise levels have been adjusted according to the cumulative duration of the intrusive sound. For example, if the cumulative period is 5 minutes per hour, then the standard is adjusted by 10 decibel (dB) to 65 dB during daytime hours and 60 dB during nighttime hours. If the cumulative period is 30 minutes per hour, no adjustments are made and the standard is 55 dB during the daytime (i.e., between 7:00 a.m. and 10:00 p.m.) and 50 dB during the nighttime (i.e., between 10:00 p.m. and 7:00 a.m.), functionally similar to the average hourly noise level, or L_{eq} . The analysis herein evaluates whether future operational noise sources would potentially exceed the city's daytime (i.e., 55 dB L_{eq}) and nighttime (50 dB L_{eq}) exterior noise standard for residential uses.

Noise sources associated with residential land uses typically include lawn and garden equipment, voices, amplified music, and air conditioning units. Stationary noise sources associated with the project include heating, ventilation, and air conditioning (HVAC) equipment, waste disposal vehicles, and a dog park. The project would include a dog park on the southeastern portion of the site. Typical noise sources from this type of land use include people talking and dog barking. Based on reference noise levels, dog park activity (e.g., dogs running, people talking, barking) can reach a noise level of 42.8 dB L_{eq} at 50 feet (Urban Crossroads 2023: 41). Noise associated with the dog park would exceed City daytime (i.e., 55 dB L_{eq}) and nighttime (i.e., 50 dB L_{eq}) exterior residential noise standards within 13 feet and 22 feet, respectively. The nearest existing residences are located approximately 116 feet southwest of the proposed dog park. Therefore, dog park activity associated with the project would not exceed applicable City noise standards.

Operation of the waste disposal vehicles would take place between the hours 7:00 a.m. and 6:00 p.m. in compliance with Section 8.68.080(G) of the Sacramento City Code, which exempts noise sources associated with the maintenance of residential area property from City noise standards. Additionally, the waste disposal vehicle would comply with Section 8.68.130 of the Sacramento City Code which establishes noise standards for vehicles depending on when they were leased or purchased. With adherence to the Sacramento City Code and hours of operation the waste disposal activities would not result in new or substantially more severe impacts. HVAC equipment is regulated by Section 8.68.110 of the Sacramento City Code, which requires such equipment to operate at or below a noise level of 55 dB outside of the neighboring living area window nearest the equipment location. Noise levels from HVAC equipment vary depending on the unit efficiency, size, and location, but generally range from 60 to 70 dBA L_{eq} at a distance of 3 feet (Carrier 2022). For a more conservative analysis, HVAC units were assumed to operate at a reference noise level of 70 dBA L_{eq} . Using a noise level of 70 dBA L_{eq} , HVAC equipment would exceed the City daytime exterior residential noise standard (i.e., 55 dB L_{eq}) within 17 feet of the property line and the nighttime noise standard (i.e., 50 dB L_{eq}) within a distance of 30 feet. No sensitive receptors are located within these distances; thus, HVAC equipment would not result in substantial increases in noise at nearby sensitive receptors.

The project would not introduce any new sources of outdoor noise in the project area, as the types of noise sources associated with the project (e.g., children playing outside, residential landscaping, dogs

barking) would be similar to those that already exist within the area, because the project site is surrounded by recreational uses to the north and residential uses to the east, south, and west. Additionally, noise in residential areas tends not to be of a level or frequency that would disturb sensitive receptors and would mostly occur during the daytime, when receptors are least sensitive. Therefore, this impact would be less than significant. For these reasons, no new significant impacts or substantially more severe impacts would occur.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Impacts from potential sources of groundborne noise and vibration were not analyzed in the 2000 Negative Declaration or the 2006 Addendum. Vibration was a known phenomenon and could have been analyzed at the time the 2000 Negative Declaration or the 2006 Addendum was adopted. Therefore, the evaluation of groundborne noise or vibration would not constitute “new information” as defined in State CEQA Guidelines Section 15162, because groundborne noise and vibration was a known and established effect, and thus, could have been evaluated at that time. For this reason, groundborne noise and vibration are not analyzed herein. The proposed project would amend the zoning designation of the approximately 10.8-acre project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The project would be expected to result in similar impacts related to groundborne noise and vibration compared to what would have occur with the existing zoning designation. In addition, the project would comply with 2040 General Plan Policy ERC-10.5, which requires construction activities to use appropriate methods to ensure acceptable interior vibration levels at nearby residential and commercial uses based on current City or FTA criteria. Compliance with General Plan policy would ensure that vibration impacts would be less than significant. Therefore, no new significant impacts or substantially more severe impacts would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The 2000 IS/ND and the 2006 Addendum did not specifically evaluate the potential for exposure to excessive airport noise. However, the 2000 IS/ND identified that the project site would be located outside of the 60 dBA noise contour of Sacramento International Airport and, therefore, would result in a less than significant impact related to airport noise.

2040 General Plan Policy ERC-10.10 restricts new residential development within the 65 dBA CNEL airport noise contour or in accordance with plans prepared by the Airport Land Use Commission. According to the most recent update to the Sacramento International Airport Land Use Compatibility Plan, adopted by the Sacramento Area Council of Governments in 2013, the project site is located within the adopted Airport Influence Area for Sacramento International Airport but is not within any of the airport noise contours (SACOG 2023). Therefore, the project would not expose people residing or working in the project area to excessive airport noise levels. This impact would be less than significant. For this reason, no new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND and 2006 Addendum. Therefore, the conclusions of the 2000 IS/ND and 2006 Addendum remain valid.

Population and Housing

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XIV. Population and Housing.				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	2000 IS/ND Section V.2 pp. 10-11	No	No	NA, impact remains less than significant
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	2000 IS/ND Section V.2 pp. 10-11	No	No	NA, impact remains less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City has adopted the City of Sacramento 2021-2029 Housing Element (Housing Element) on August 17, 2021. The Housing Element identifies the total residential capacity on vacant and underutilized sites within the North Natomas area to be 2,930 units, consisting of 1,662 low-income units, 1,106 moderate-income units, and 162 above moderate-income units. A total of 17.5 acres of vacant sites, including the project site, are identified for development of the 162 above moderate-income units. The following housing policies from the Housing Element are applicable to the project (City of Sacramento 2021):

- **Policy H-1.4 Facilitate Infill Housing Development.** The City shall facilitate infill housing along commercial corridors, near employment centers, near high-frequency transit areas, and in all zones that allow residential development as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.
- **Policy H-6.5 No Net Loss of Housing Stock.** The City shall ensure that sites being redeveloped for housing do not result in a net reduction in housing units.

Impact Discussion

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The 2000 IS/ND Section V.2, "Population and Housing," concluded that the Creekside PUD Project would result in less than significant impact related to inducing substantial population growth because the Creekside PUD Project would be consistent with the General Plan and NNCP and would be within the planned density range.

The proposed project would amend the zoning designation of the approximately 10.8-acre project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density allowed on the project site. The proposed project would result in the development of 170 residential units on a vacant site. Although the proposed project would result in more units than anticipated in the Housing

Element for above moderate-income housing development (170 units on 10.8 acres compared to 162 units on 17.5 acres) in the North Natomas area, the additional units would not be significant enough to induce substantial population growth in the area. The proposed project would support 2040 General Plan Policy H-1.4 to facilitate infill housing development and Policy H-6.5 to ensure that no net reduction in housing units would occur on-site. Therefore, the impacts related to inducing population growth in an area would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

As discussed in Section V.2 of the 2000 IS/ND, there was no existing housing within the Creekside PUD Project area that could result in the displacement of people or housing. Therefore, this impact was found to be less than significant.

The project site is currently vacant. Implementation of the project would include construction of 170 residential units. Therefore, the proposed project would not displace people or housing. No impact would occur. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 Negative Declaration. Therefore, the conclusions regarding population and housing impacts included in the 2000 IS/ND remain valid.

Public Services

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/Resolve Impacts?
XV. Public Services.				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	2000 IS/ND Section V.11 pp. 22	No	No	NA, impact remains less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan on February 27, 2024. The 2040 General Plan includes the following policies related to public services that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy PFS-1.15 Development Fees for Facilities and Services.** The City shall require development projects to contribute fees to ensure the provision of adequate police and fire services.
- **Policy PFS-1.16 Development Review.** The City shall continue to require new development projects to incorporate safety features and include the Sacramento Police Department (SPD) and the Sacramento Fire Department (SFD) in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.

Impact Discussion

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: fire protection, police protection, schools, parks, and other public facilities?**

The 2000 IS/ND concluded that the Creekside PUD Project would result in less than significant impact related to fire protection, police protection, schools, and other governmental services because the Creekside PUD Project would be consistent with the General Plan and NNCP and would be within the planned density range.

The proposed project would include rezoning the approximately 10.8-acre project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site compared to the existing zoning designation. The project would result in the development of 170 housing units compared to the approved 123 units. Therefore, the project would result in 47 more units than was previously approved. The project would result in slightly increased demand for public services, including fire protection, police protection, schools, parks, and other public facilities.

The project would comply with 2040 General Plan Policy PFS-1.15 to contribute fees to ensure adequate police and fire services would be provided to serve the project residents. The project site is located within the Sacramento Public Library (SPL) service area. The 2007-2025 Facility Master Plan establishes thresholds, targets, and prime goals for library standards as a means of evaluating services for each branch and overall SPL service. The threshold for square feet per capita is 0.40, the target goal is 0.50, and the prime goal is 0.60. As indicated in the Technical Background Report prepared for the 2040 General Plan, SPL had 0.67 square feet of library space per borrower, and 2.8 volumes per borrower (City of Sacramento 2020). By 2025 the service ratio is expected to increase to 0.89 square foot of library space per capita (City of Sacramento 2020). Therefore, there would be sufficient library space to serve the additional 47 housing units resulting from the project. The project site is located within Natomas Unified School District (NUSD). As of 2018, there is one school that is over capacity, five schools are at capacity, and 11 schools have remaining capacity (ranging from 44 to 638 remaining enrollment capacity) within NUSD (City of Sacramento 2020). Therefore, NUSD would have sufficient enrollment capacity to serve students from the additional 47 housing units. As discussed below under Section XVI, "Recreation," impacts related to parks and recreational facilities would be less than significant. No new significant impacts or substantially more severe impacts related to public services would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding impacts related to public services included in the 2000 IS/ND remain valid.

Recreation

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XVI. Recreation.				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	2000 IS/ND Section V.15 pp. 26	No	No	NA, impact remains less than significant
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	NA	No	No	NA, impact remains less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan on February 27, 2024. The 2040 General Plan includes the following policies related to aesthetics and visual resources that are applicable to the proposed project (City of Sacramento 2024a):

- Policy YPRO-1.3 Parkland Service Standard.** The City shall evaluate, as needed, the equitable increase of public park acreage to serve the needs of the current and future residents with high-quality facilities. The City shall continue to strive to achieve a parkland service standard of 8.5 acres of parkland per 1,000 residents, which includes neighborhood parks, community parks, regional parks, open space, and parkways.
- Policy YPRO-1.4 Parkland Dedication Requirements.** The City shall continue to require that new residential development projects contribute toward the provision of adequate parks and recreational facilities to serve the new residents, either through the dedication of parkland, the construction of public and/or private recreation facilities, or the payment of parkland in-lieu fees, consistent with Quimby Ordinance. To achieve the level of service for all parkland in all areas of the city, the City shall seek other funding resources to prioritize park needs in park deficit areas.
- Policy YPRO-1.9 Timing of Services.** The City shall monitor the pace and location of new development through the development of review process and long-range planning efforts to strive to ensure that development of parks, recreation programming, and community-serving facilities and services keeps pace with growth.

The North Natomas Aquatics Complex (NNAC) and Community Center (NNCC) were completed in 2022. NNAC is a new community center and waterpark, located in North Natomas Regional Park (NNRP), which features a 50-meter competition pool, a 25-yard recreational pool, zero-depth entry splash pool, and waterslides. The waterpark is adjacent to NNCC, which features a ballroom, warming kitchen, and a private dressing room. The facility is available for rental for meetings, receptions, banquets, celebrations, and other social gatherings (City of Sacramento 2024c).

Impact Discussion

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

As identified in Section V.15, "Recreation," of the 2000 IS/ND, parkland requirements are satisfied through previously approved sites within the Schumacher development, through developer land dedication and payment of in-lieu fees for land acquisition, and also through significant credits for community park acres due to the development's proximity to the Regional Park. At the time of preparing the 2000 IS/ND, no existing recreational or park facilities in the Creekside PUD Project area. Therefore, no existing recreational facilities would be affected by the proposed Creekside PUD development. The impacts related to demand for parks and other recreational facilities were determined to be less than significant.

The proposed project would include rezoning the approximately 10.8-acre project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. The proposed project is located within the NNCP area. The NNCP area includes a NNRP, which is approximately 207 acres in size with baseball/softball fields, play areas for children, and picnic areas with shaded structures. Since adoption of the 2000 IS/ND and 2006 Addendum, NNAC and NNCC in NNRP were completed and are open to the public. The project occupants would be anticipated to use the recreational facilities within NNCP, including facilities within NNAC and NNCC (e.g., swimming pools, waterpark, and ballroom). However, the slight increase in residential development (170 units compared to 123 units) on the project site would not be expected to result in increased use of existing parks and recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Implementation of the proposed project would be consistent with 2040 General Plan policies, such as Policy YPRO-1.4 to contribute toward the provision of adequate parks and recreational facilities to serve the new residents. The proposed project would include on-site recreational facilities to serve project occupants, including a swimming pool, a spa, a dog park, and multiple seating areas. Therefore, impacts related to this issue would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Impacts related to inclusion of recreational facilities or requirement the construction or expansion of recreational facilities that have an adverse physical effect on the environment was not addressed in the 2000 IS/ND.

The project would include development of on-site recreational facilities, including a swimming pool, a spa, a dog park, and multiple seating areas. These proposed recreational facilities are part of the project and are evaluated throughout this environmental checklist. As analyzed throughout this environmental checklist, development of the project including the proposed recreational facilities would not result in significant environmental impacts. Therefore, impacts related to this issue would be less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding recreation impacts included in the 2000 IS/ND remain valid.

Transportation

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XVII. Transportation.				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	2000 IS/ND Section V.6 pp 15-16; 2006 Addendum pp. 7	No	No	NA, impact remains less than significant
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	NA	No	No	NA
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2000 IS/ND Section V.6 pp 15-16	No	No	NA, impact remains less than significant
d) Result in inadequate emergency access?	2000 IS/ND Section V.6 pp 15-16	No	No	NA, impact remains less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento adopted the 2040 General Plan, including the updated NNCP, on February 27, 2024. The 2040 General Plan includes the following policies related to transportation that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy M-1.7: Fine-Grained Network.** As new development and redevelopment occurs, the City shall seek opportunities to create a finer-grained network of streets and walking and bicycling connections, especially within a 1/2-mile walk of light rail stations and transit stops.
- **Policy M-1.15: Improve Walking Connectivity.** The City shall require new subdivisions, new multiunit dwelling developments, and new developments along commercial corridors to include well-lit, tree-shaded walkways where feasible, that provide direct links to the public realm or adjacent public destinations such as transit stops and stations, schools, parks, and shopping centers.
- **Policy M-3.4: Cul-de-Sacs.** The City shall discourage the use of cul-de-sacs in new development, favoring the application of grid networks to disperse traffic and promote connectivity. If cul-de-sacs are permitted, then the development shall have cut-throughs for people walking and bicycling.

Impact Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

The 2000 IS/ND evaluated conflicts with adopted policies supporting alternative transportation and found that the project would comply with the Bikeway Master Plan and provide pedestrian facilities and bus turnouts as needed. Therefore, the impact regarding conflicts with adopted policies supporting alternative transportation was determined to be less than significant. The 2006 Addendum identified that no Sacramento Regional Transit District (SacRT) bus stops were located near the project site, but that extension of SacRT services would occur with buildout of the North Natomas Community Plan. The 2006 Addendum also identified on-street bikeways proposed on North Park Drive and Kankakee Drive along the western frontage of the project site, and along North Park Drive and Kokomo Drive consistent with the 2010 Sacramento Bikeway Master Plan. Therefore, the impact was determined to be less than significant.

Public Transit

SacRT operates light rail, bus, and paratransit services throughout the City of Sacramento. A light rail extension is planned along Commerce Way, approximately 0.4 miles west of the project site (SacRT 2022). The project site would be served by SacRT Bus Route 11 with the nearest bus stop located approximately 0.4 miles east of the project site. The project would increase the number of allowable residential units and thus would presumably increase demand for transit. However, as described in the *OPR Technical Advisory on Evaluating Transportation Impacts in CEQA*, when evaluating impacts to multimodal transportation networks, lead agencies generally should not treat the addition of new transit users as an adverse impact (OPR 2018). Therefore, although the project would add riders to the transit system, transit capacity would not be adversely affected. Additionally, the project would not disrupt planned transit services or facilities, or create inconsistencies with any adopted programs, plans, ordinances, or policies related to transit.

Bicycle and Pedestrian

The bicycle and transportation system in the City of Sacramento is composed of local and regional bike lanes, bike paths, and bike routes. On-street bikeways along North Park Drive and Kankakee Drive that were proposed in the 2010 Sacramento Bikeway Master Plan and described in the 2006 Addendum have since been implemented. On-street bikeways are present on the western side of Kankakee Drive west of the project site, and on the southern side of North Park Drive, south of the project site. There is also a shared-use path northeast of the project site. The Bikeway Master Plan recommends an extension of this shared-use path that would run along the eastern frontage of the project site. Sidewalks are present along all roadways surrounding the project site.

As shown in Figure 3, the project would include landscaping and internal and external sidewalks with pedestrian crossing. Implementation of these pedestrian facilities would promote pedestrian movement and connectivity throughout the project site and to the adjacent community. Thus, the project would improve pedestrian facilities within the vicinity of the project site. The project would not modify the existing shared use path or include any other off-site improvements that would obstruct or conflict with the Bicycle Master Plan. Although the project would include the construction of two driveways, they would not be constructed along the eastern edge of the project site, and thus there would be no conflict between bicyclists or pedestrians using future shared use facilities along the project site. Additionally, the project would be designed in accordance with all applicable City design guidelines.

Summary

The project would not disrupt existing or planned bicycle, pedestrian, or transit facilities nor would it create inconsistencies with any adopted plans, guidelines, policies, or standards related to alternative

transportation. This impact would be less than significant. Therefore, no new significant impacts or substantially more severe impacts would occur.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Section 15064.3 of the State CEQA Guidelines was adopted in December 2018 and provides that VMT is the “most appropriate measure of transportation impacts” and mandated analysis of VMT impacts effective July 1, 2020. Therefore, VMT was not analyzed in the 2000 IS/ND nor the 2006 Addendum. However, because VMT was a known and established transportation metric and the relationship between VMT and GHG emissions was known at the time the 2000 IS/ND and the 2006 Addendum were adopted, the changes in regulatory setting related to VMT analysis (i.e., SB 743 and subsequent updates to the State CEQA Guidelines) do not constitute “new information” as defined in State CEQA Guidelines Section 15162. This was further confirmed in *Olen Properties Corp. v. City of Newport Beach* (2023) 93 Cal.App.5th 270, when the Court of Appeal, citing *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1318-1320, held that subsequent changes to the CEQA Guidelines are not “new information” triggering Section 21166(c), so long as the underlying environmental issue was understood at the time of the initial EIR. In *Olen Properties Corp. v. City of Newport Beach*, the Court of Appeal concluded that an addendum to a previously certified EIR does not need to include a VMT analysis when the previously certified EIR used LOS methodology, and instead may properly analyze traffic impacts under the prior LOS methodology. For these reasons, a VMT analysis was not completed for the project. However, in general, increasing density of a residential project in an area that is served by transit results in higher VMT efficiency. Therefore, because the proposed project includes higher residential density than the projects evaluated in the 2000 IS/ND or 2006 addendum, it would likely result in better VMT efficiency and reduced VMT impacts than the previous proposals if VMT had been evaluated at the time.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The 2000 IS/ND addressed hazards related to design features and incompatible uses and concluded that because the project would conform to all applicable design standards, the impact would be less than significant. The 2006 Addendum did not specifically address hazards due to a design feature or incompatible uses.

The project would develop residential uses within the same footprint previously evaluated in the 2006 Addendum (i.e., 10.8 acres). The project would not alter the existing roadway network; however, access driveways would be implemented. Additionally, the project site is surrounded by residential uses; thus, the types of vehicles accessing the project site (i.e., passenger vehicles, waste disposal vehicles) would be consistent with those currently utilizing the surrounding transportation network.

Consistent with the 2000 IS/ND, implementation of the project would be subject to, and constructed in accordance with, applicable roadway design and safety standards established by the City. Additionally, per Section 12.20.020 of the Sacramento City Code, a traffic control plan would be prepared and submitted for review and approval by the City. The traffic control plan would demonstrate appropriate traffic handling during construction activities that would impact the traveling public (e.g., the transport of equipment and materials to the project area); thus, any increased hazards related to transportation during construction would be minimized. This impact would be less than significant. Therefore, no new significant impacts or substantially more severe impacts would occur.

d) Result in inadequate emergency access?

The 2000 IS/ND determined that because the project would conform to all street design standards and applicable standards for on-site circulation, it would not pose a safety risk related to emergency access. Therefore, the emergency access impact was determined to be less than significant. The 2006 Addendum did not specifically address emergency access.

The project would include the development of 170 single-family residential units in 85 duplex buildings. As detailed under Impact c), above, a traffic control plan for any construction work performed within the public right of way would be required per Sacramento City Code Section 12.20.030, thus ensuring that emergency access would be provided during construction activities. All transportation infrastructure construction and improvements would be required to comply with the 2022 California Fire Code, adopted by reference in Section 15.36.010 of the Sacramento City Code. The California Fire Code includes requirements to maintain emergency vehicle access during construction as well as design standards for roadways to ensure adequate fire apparatus access during operations. As shown in the Fire Access Plan, the project site roadway network would provide fire lane turn radii of 35 feet inside and 55 feet outside in compliance with California Fire Code Section 503.2.4. Additionally, emergency access would be subject to review by the Sacramento Fire Department, thus ensuring that internal and external site access would be designed to meet all applicable standards (e.g., road surfacing requirements). For these reasons, the project would not result in inadequate emergency access. This impact would be less than significant. Therefore, no new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND and 2006 Addendum. Therefore, the conclusions regarding transportation impacts included in the 2000 IS/ND and 2006 Addendum remain valid.

Tribal Cultural Resources

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XVIII. Tribal Cultural Resources.				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	NA	No	No	NA
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	NA	No	No	NA

Discussion

AB 52, signed by the California governor in September 2014, establishes a new class of resources under CEQA: “tribal cultural resources.” It requires lead agencies undertaking CEQA review, upon written request of a California Native American tribe, to begin consultation after the lead agency determines that the application for the project is complete, before a notice of preparation (NOP) of an EIR or notice of intent (NOI) to adopt a negative declaration or mitigated negative declaration is issued. AB 52 also required revision to CEQA Appendix G, the environmental checklist, to address tribal cultural resources.

The notice of intent (NOI) for the 2000 IS/ND was issued on or before 2000 (State Clearinghouse No. 2000052039), and AB 52 went into effect on July 1, 2015. Because the NOI was released before AB 52 went into effect and no new NOI is required, the 2000 IS/ND and this document is not required to address tribal cultural resources.

Utilities and Service Systems

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND on and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XIX. Utilities and Service Systems. Would the project:				
a) Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	2000 IS/ND Section V.12 pp. 23	No	No	NA, impact remains less than significant
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	2000 IS/ND Section V.12 pp. 23	No	No	NA, impact remains less than significant
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	2000 IS/ND Section V.12 pp. 23	No	No	NA, impact remains less than significant
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	2000 IS/ND Section V. 12 pp. 23	No	No	NA, impact remains less than significant
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	2000 IS/ND Section V.12 pp. 23	No	No	NA, impact remains less than significant

Discussion

Since the adoption of the 2000 IS/ND and the 2006 Addendum, the City of Sacramento has adopted the 2040 General Plan on February 27, 2024. The 2040 General Plan includes the following policies related to utilities and service systems that are applicable to the proposed project (City of Sacramento 2024a):

- **Policy PFS-3.3 Development Impacts.** Through the development review process, including through development impact fees and offsite improvements constructed by new development, the City shall ensure that adequate public utilities and services are available to serve new development.
- **Policy PFS-3.14 Underground Utilities.** The City shall require new development to underground utility lines wherever feasible and coordinate with electricity and telecommunications providers to underground existing overhead lines where feasible.
- **Policy PFS-3.16 Stormwater Design in Private Development.** The City shall require proponents of new development and redevelopment projects to submit drainage studies that adhere to City

stormwater design requirements and incorporate measures, including “green infrastructure,” Low Impact Development (LID) techniques, stormwater treatment, and, if applicable, trash capture devices, to prevent on- or off-site flooding and improve runoff water quality.

- **Policy PFS-4.8 New Development.** The City shall ensure that water supply capacity is in place prior to granting building permits for new development.
- **Policy PFS-5.5 Recycled Materials in New Construction.** The City shall encourage the use of recycled materials in new construction. Methods shall include promoting the availability of materials at Certified Construction and Demolition (C&D) Debris Sorting Facilities and the reuse store at the Sacramento Recycling and Transfer Station.
- **Policy PFS-6.3 Adequate Facilities and Services.** The City should work with utility companies to leverage City infrastructure to close gaps to allow areas that are not served by current telecommunication technologies to obtain service and explore providing strategic long-range planning of telecommunication facilities for newly developing areas, as feasible.
- **Policy NN-LUP-3 Financing Plan.** The City shall require all property owners in the Plan area to: 1) participate equitably in the financing mechanisms necessary to finance the design, engineering, and construction of all library, fire, police, street, traffic, water, sewer, drainage improvements and all monitoring programs provided for in this Plan, and 2) pay an equitable share of all the costs incurred in the process of development of the Financing Plan. Guarantees for this shall be via development agreements or other means acceptable to the City staff. All property owners in North Natomas will be required to reimburse the City in an equitable manner for all planning expenses incurred in developing this Community Plan and related documents. The costs will be divided equally by each acre receiving urban land use designations by this Plan. Payment of this cost will be a condition of the development agreements.

Impact Discussion

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**

The 2000 IS/ND Section V.12, “Utilities and Service Systems,” indicated that all development in the North Natomas area were anticipated and disclosed in the environmental documents prepared for NNCP. All development in North Natomas is subject to participation in the North Natomas Financing Plan that outlines a program for financing improvements to and expansion of public services for the area. Therefore, existing and future residents will receive adequate services. Because the proposed development for the Creekside PUD would not significantly alter the density or intensity of development assumed for NNCP, the Creekside PUD Project would not create new impacts. The 2000 IS/ND determined that impacts related to power, natural gas, communications systems, water treatment or distribution facilities, sewer, stormwater drainage, solid waste disposal, and water supplies would be less than significant.

The proposed project would include rezoning the project site from R-1A-PUD to R-2B-PUD, which would result in a slight increase in residential development density on the project site. Consistent with the discussion in the 2000 IS/ND and required by 2040 General Plan Policy NN-LUP-3, the proposed project would be required to participate in the North Natomas Financing Plan to fund the service systems (e.g., water, sewer, and drainage) that were planned for NNCP. Development of the proposed project would be consistent with 2040 General Plan policies related to utilities and service systems. Specifically, Policy PFS-3.3 would require development impact fees to ensure adequate services are available to serve new development; Policy PFS-3.16 would require new development to conduct on-site drainage study in

accordance with the City's *Onsite Design Manual*; Policy PFS-4.8 would require adequate water supply to serve new development; Policy PFS-6.3 would promote telecommunication technologies to be available in newly developing areas. In addition, development projects in the City of Sacramento are required to comply with the City's stormwater quality standards. Stormwater quality measures, design, construction, and maintenance are required to comply with the latest edition of the *Stormwater Quality Design Manual for the Sacramento Region*. New development may require preparation of a water study in accordance with *City of Sacramento Water Study Design Manual* for improvements and/or connections to the water system. The slight increase in residential development density resulting from the project would not significantly alter the intensity of development anticipated in NNCP. The project would result in similar type and intensity of development as what was anticipated in NNCP. Therefore, the project would not require additional utilities and service systems than anticipated for proposed development in NNCP and would not result in physical changes affecting construction of new utility infrastructure, water supply, wastewater treatment capacity, generation of solid waste, or compliance with solid waste regulations. Development of the project would be consistent with regulations pertaining to utilities and service systems, and impacts would be less than significant. No new significant impacts or substantially more severe impacts would occur.

b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

See analysis under Impact a) above.

c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

See analysis under Impact a) above.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

See analysis under Impact a) above.

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

See analysis under Impact a) above.

Conclusion

No substantial changes in circumstances have occurred, nor has any new information of substantial importance been identified requiring new analysis or verification. In addition, approval of the project would not result in new or substantially more severe environmental impacts, compared to those discussed in the 2000 IS/ND. Therefore, the conclusions regarding utilities and service systems impacts included in the 2000 IS/ND remain valid.

Wildfire

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XX. Wildfire. Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	NA	No	No	NA
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	NA	No	No	NA
c) Require the installation 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?	NA	No	No	NA
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?	NA	No	No	NA

Discussion

Neither the 2000 IS/ND nor the 2006 Addendum addressed effects related to wildfire because this environmental topic was not required by the State CEQA Guidelines at the time. Amendments to the guidelines apply prospectively only, and a CEQA document must meet the content requirements in effect when the document is sent out for public review. The 2000 IS/ND and 2006 Addendum were adopted before the 2018 amendment to the State CEQA Guidelines adding consideration of impacts related to wildfire.

The project site is located in an urbanized and developed area outside of the fire hazard sever zone identified by the California Department of Forestry and Fire Protection (CAL FIRE 2024). In addition, development of the project would be subject to meet fire suppression design criteria that is contained within the California Fire Code (Title 24, Part 9, California Code of Regulations).

Therefore, the impacts to wildfires within or near the project site are less than significant. No new significant impacts or substantially more severe impacts would occur.

Conclusion

No substantial changes in circumstances or the project have occurred nor has any new information of substantial importance been identified requiring new analysis or verification. Approval of the project would not result in new or substantially more severe significant impacts related to wildlife.

Mandatory Findings of Significance

ENVIRONMENTAL ISSUES	Where Impact Was Analyzed in the 2000 IS/ND and/or 2006 Addendum	Any Project Changes or New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Do Prior Environmental Documents Mitigations Address/ Resolve Impacts?
XXI. Mandatory Findings of Significance				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	2000 IS/ND Section V.16 pp. 27	No	Discussed throughout the environmental checklist	Discussed throughout the environmental checklist
B.) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	2000 IS/ND Section V.16 pp. 27	No	No	No
C.) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	2000 IS/ND Section V.16 pp. 27	No	Discussed throughout the environmental checklist	Discussed throughout the environmental checklist

Conclusion

All mitigation in the 2000 IS/ND and 2006 Addendum that are applicable to the proposed project are identified in the environmental checklist. As discussed throughout the environmental checklist, no new or substantially more severe significant impacts would occur with implementation of the proposed project.

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