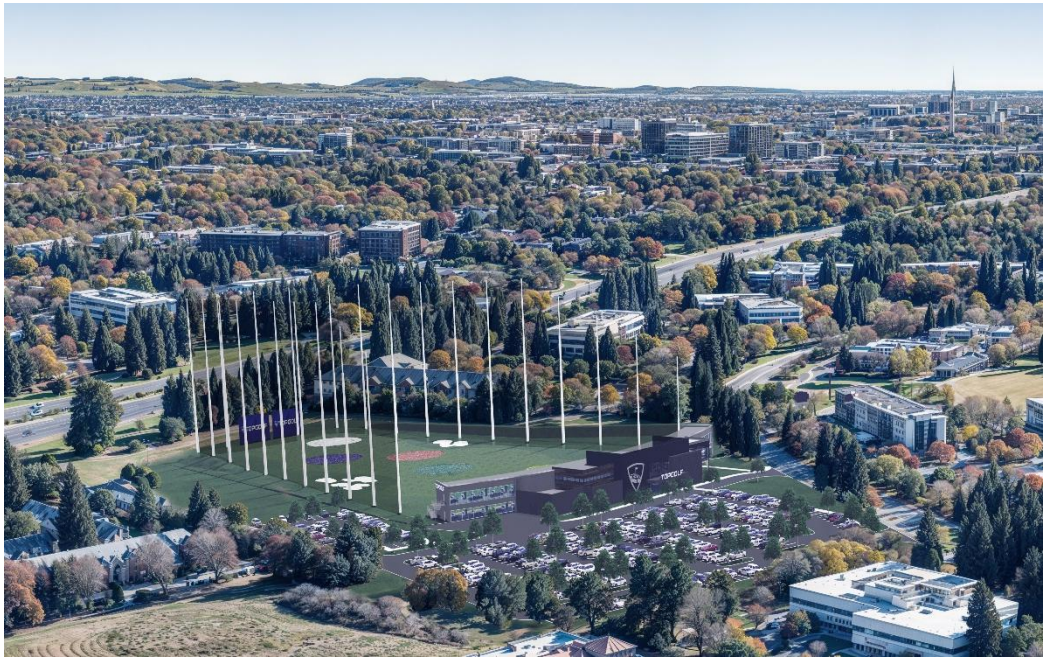
Final

TOPGOLF SACRAMENTO

Environmental Checklist

Prepared for
City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

August 2025



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1.0. Project Description

1.1. Introduction

The project applicant proposes to develop a multi-level Topgolf (proposed project) in the South Natomas neighborhood, of the City of Sacramento, California. The approximately 14.5-acre project site is located near Interstate 5 (I-5) and is bordered by Venture Oaks Way and Gateway Oaks Drive. The proposed facility would feature golf entertainment, dining, and event spaces.

1.2. Project Location

The project site is located in Sacramento, California, approximately 80 miles east of San Francisco and 85 miles west of Lake Tahoe. Sacramento is a major transportation hub, at the point of intersection of transportation routes that connect Sacramento to the San Francisco Bay area to the west, the Sierra Nevada mountain range and Nevada to the east, Los Angeles to the south, and Oregon and the Pacific Northwest to the north. The City is bisected by several major freeways including I-5 which traverses the state from north to south; Interstate 80 (I-80), which provides an east-west connection between San Francisco and Reno; and U.S. Highway 50 which provides an east-west connection between Sacramento and South Lake Tahoe.

The approximately 14.5-acre Topgolf project site is located in South Natomas, Sacramento, California, adjacent to Interstate 5 (I-5) on Assessor's Parcel Numbers (APNs) 274-0320-059, 274-0320-060, 274-0320-062, 274-0320-062, 274-0320-063, and 274-0320-064. The site is bordered by Venture Oaks Way to the southwest and Gateway Oaks Drive to the west, I-5 to the east, and existing hotel developments to the north and south. The site is designated as Office Mixed-Use under the Sacramento 2040 General Plan and is surrounded by a diverse blend of residential, commercial, and open space areas, making it ideal for vibrant, multifunctional use. Located within the Gateway West Planned Unit Development (PUD), the Topgolf site is zoned OB-PUD, which accommodates both office and entertainment uses in a cohesive development plan. The OB-PUD (Office Building - Planned Unit Development) zoning is tailored to support large office and mixed-use developments, providing flexibility in land use to encourage thoughtfully organized, high-quality spaces. The site was previously mass graded and has been subject to regular discing and vegetation maintenance.

1.3. Proposed Structures

The proposed project would consist of a multi-level entertainment facility featuring a two-story building covering approximately 50,000 square feet, with a driving range extending to the east of the proposed structure. The building would be approximately 41 feet in height and would include numerous golf driving bays, restaurant areas, and event spaces. The structure would also incorporate outdoor seating and entertainment areas. The main structure would extend north/south near the center of the site, with the driving range area extending to the east of the main building and parking area located to the west. Large safety netting would be mounted to net poles and would extend along the north, south, and east borders of the driving range to ensure guest safety and the safety of surrounding community members and properties. Net poles would extend approximately 156 feet above building finish floor elevation. The project is expected to accommodate up to 250,000 visitors annually. Additionally, stormwater management features would be constructed along the eastern edge of the property, supporting both the functionality and sustainability goals of the site.

1.4. Access and Circulation

Access to the Topgolf facility would be provided via Venture Oaks Way and Gateway Oaks Drive. The site would include an internal road network to facilitate vehicle movement and access throughout the facility. The design of the site layout and circulation pathways would support visitor flow, with considerations for peak times.

1.5. Parking

The Topgolf facility would provide approximately 350 parking spaces. The parking area would accommodate both regular daily visitors, facility employees, and additional guests during special events. ADA-compliant spaces and electric vehicle (EV) charging stations would be incorporated to meet the needs of a diverse visitor base and maintain facility compliance with statewide standards.

1.6. Landscaping

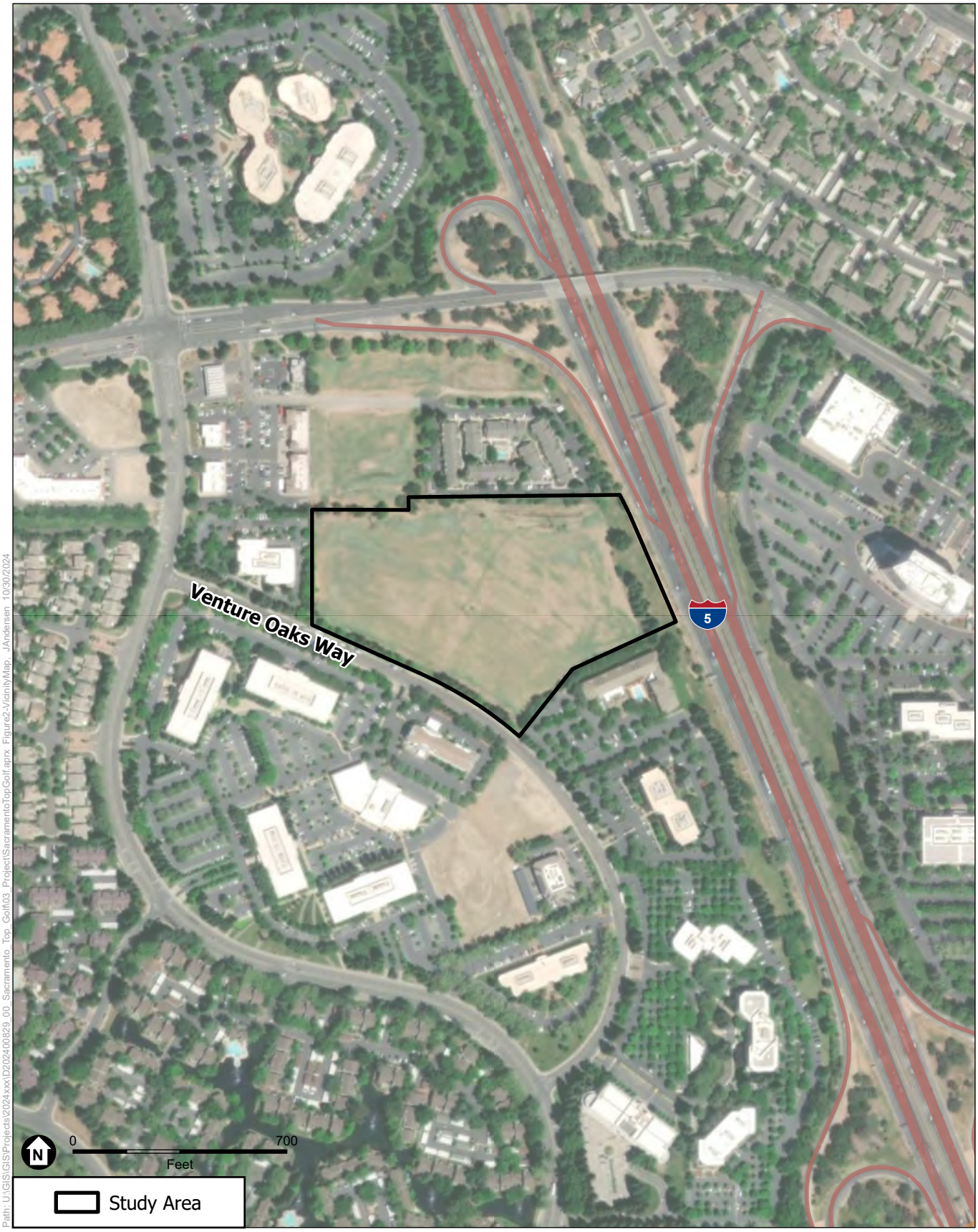
The landscaping plan for the Topgolf project would incorporate a variety of native and drought-tolerant plants, including a mix of shade trees, shrubs, and groundcovers to support sustainability and meet site shading requirements. The landscaping would comply with both local and state fire district regulations, particularly in terms of plant spacing and irrigation requirements. These features would ensure the landscaping is both aesthetically pleasing and environmentally responsible, minimizing water use while maintaining fire safety standards.

SOURCE: ESRI, 2024; ESA, 2024

Topgolf Sacramento

Figure 1
Regional Location Map

ESA

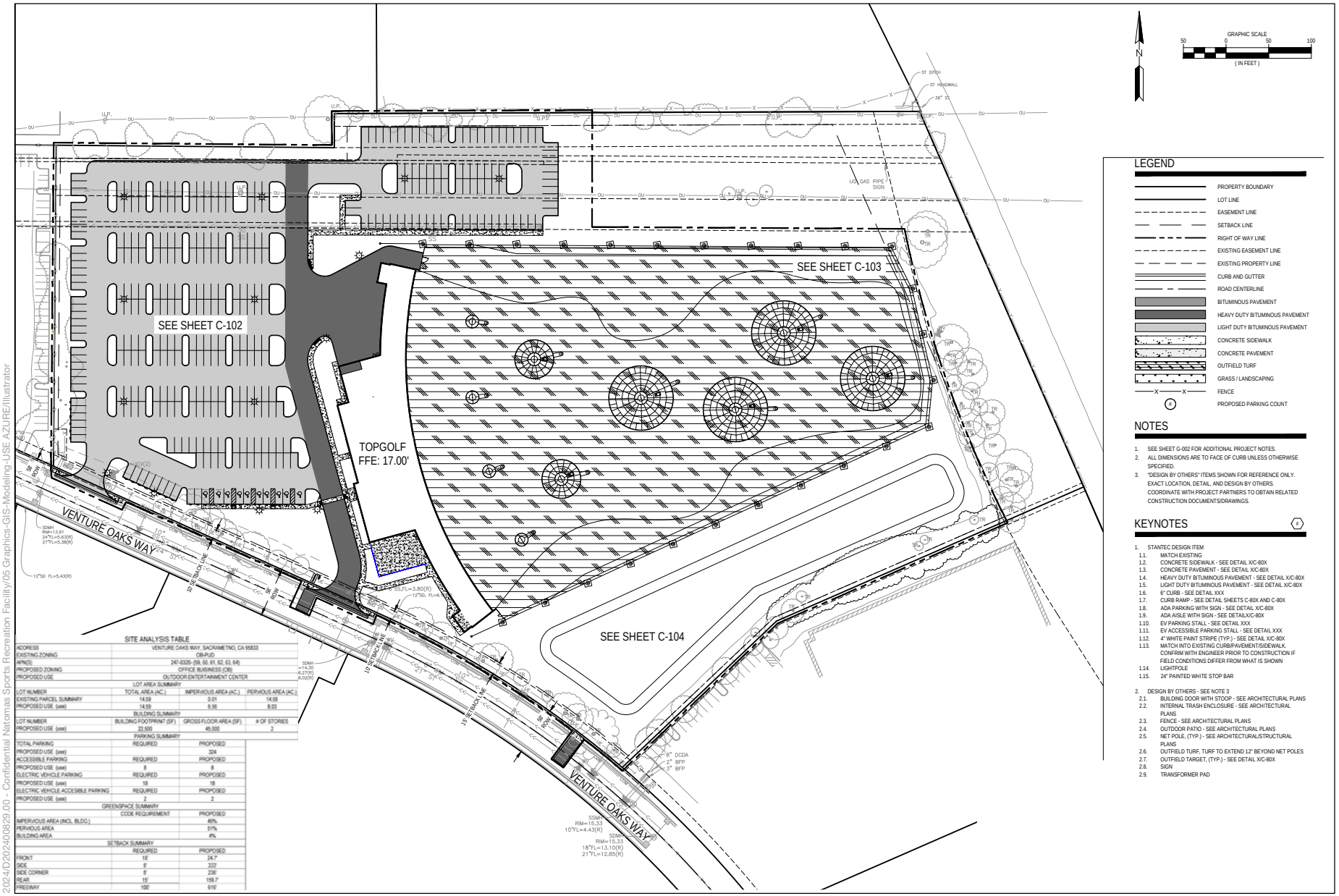


SOURCE: ESRI, 2024; ESA, 2024

Topgolf Sacramento

Figure 2
Project Vicinity Map

ESA



2024/D2024008829.00 - Confidential Natomas Sports Recreation Facility/05 Graphics-GIS-Modeling-USE AZURE/Illustrator

SOURCE: Stantec, 2024

Topgolf Sacramento

Figure 3
Proposed Topgolf Site Plan

ESA

2024/D2024008029.00 - Confidential Natomas Sports Recreation Facility/05 Graphics-GIS-Modeling-USE AZURE/Illustrator

SOURCE: Stantec, 2024

Topgolf Sacramento

Figure 4a
Proposed Topgolf Rendering

ESA

2024/D2024008029.00 - Confidential Natomas Sports Recreation Facility/05 Graphics-GIS-Modeling-USE AZURE/Illustrator

SOURCE: Stantec, 2024

Topgolf Sacramento

Figure 4b
Proposed Topgolf Rendering

ESA

2.2. Utilities

The project would connect to existing underground utilities, including domestic water services provided by the City of Sacramento. Stormwater runoff from the site would be directed into a stormwater management system designed to handle the increase in impervious surface from the development. This system would tie into existing city infrastructure. Electricity and natural gas would be provided by SMUD and Pacific Gas & Electric (PG&E), respectively, ensuring the facility is fully equipped to meet modern energy demands.

2.3. Site Preparation and Construction

Site preparation would include the construction of roadways, drainage, and utility systems. Development of the project is not anticipated to require substantial import or export of fill material. Construction would begin after receiving all necessary approvals and is expected to last approximately 18 months. The phases would include site grading, utility installation, structural framing, exterior finishes, and landscaping. Sustainable construction practices, such as energy-efficient materials, would be integrated into the project.

2.4. Project Approvals / Required Discretionary Actions

Implementation of the Topgolf project is anticipated to require, but may not be limited to, the following approvals by the City of Sacramento:

- Site Plan and Design Review;
- Schematic Plan Review
- PUD Amendment; and
- ~~Tentative Map revision;~~
- ~~Amendment to the Development Agreement; and~~
- Conditional Use Permit ~~for temporary surface parking~~

2.0 Evaluation of Environmental Effects

This Environmental Checklist evaluates whether the environmental impacts of the proposed Topgolf project are addressed in the City of Sacramento 2040 General Plan Final Environmental Impact Report (EIR), certified in 2024. This checklist serves as a consistency analysis under CEQA Guidelines Section 15183. According to this section, CEQA mandates that projects consistent with the development density established by existing zoning, community plans, or general plan policies, for which an EIR was certified, do not require additional environmental review, except in cases where there are project-specific significant effects that are peculiar to the project or its site.

This analysis is prepared to determine whether the proposed Topgolf project would result in significant impacts that (1) are peculiar to the project or project site, (2) were not identified as significant project-level, cumulative, or off-site effects in the EIR, or (3) are previously identified significant effects that, due to substantial new information not known at the time the Master EIR was certified, are now determined to have a greater adverse impact than previously discussed. If such impacts are identified, they would be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such impacts are identified, the proposed project is exempt from further environmental review under CEQA Guidelines Section 15183.

The Master EIR identified significant impacts related to issues such as air quality degradation, traffic congestion along specific roadway segments and intersections, cumulative impacts related to traffic, water consumption, and air quality. However, the proposed Topgolf project, which would develop a multi-level golf entertainment facility on a 14.5-acre site in South Natomas, is consistent with the land use assumptions for the site under the Sacramento 2040 General Plan.

The proposed project would not introduce new significant environmental effects beyond those already disclosed in the Master EIR. The development of a Topgolf facility, located in an Office Building - Planned Unit Development (OB-PUD) zone, would not create any impacts peculiar to the project site, and all potential impacts, including traffic, noise, air quality, and utilities, have been addressed through the Master EIR and other city policies. No new significant impacts, or effects of greater severity, have been identified based on the current project scope and location. Thus, in compliance with CEQA Guidelines Section 15183, the proposed project would not result in significant impacts peculiar to the project or project site.

3.0 Environmental Checklist

3.1 Aesthetics

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan assessed the impacts of new development on the visual character of the city, including potential effects on scenic vistas and urban design. The General Plan includes policies aimed at preserving and enhancing the aesthetic quality of the city, such as Policies LU 2.1.1 and LU 2.1.5, which guide urban development in a manner that protects visual resources (City of Sacramento, 2024).

Views

The Topgolf project site is located in South Natomas, adjacent to Interstate 5, in an urbanized, commercial area. The site is not located within or near any designated scenic vistas or state scenic highways. Due to the flat terrain of the site and surrounding areas, and presence of multi-story structures on all sides of the project site, the project would not obstruct any significant public views of natural features such as the Sierra Nevada or the Sacramento River. The two-story Topgolf structure would be designed to blend with the surrounding commercial and office uses, and due to its relatively modest height and scale, it would not obstruct existing views or significantly alter the visual context of the surrounding area. The netting and net poles surrounding the driving range would not be obstructive of views and thus would not significantly alter the visual context of the surrounding area.

Visual Character

The project involves the development of a modern two-story Topgolf facility on a previously vacant lot within an Office Building - Planned Unit Development (OB-PUD) zone. The surrounding area is characterized by urban development, including commercial and mixed-use buildings. The architectural design of the Topgolf facility would incorporate modern materials

and design elements, which are consistent with the existing visual character of the area. Landscaping features such as trees and shrubs would be incorporated around the site to soften the visual appearance of the development and enhance the aesthetic quality of the site. The project aligns with the City's infill development goals, contributing to the revitalization of the area while maintaining a cohesive urban aesthetic.

Light and Glare

The Topgolf facility would introduce new mounted lighting features throughout the site, particularly in the golf bays, parking areas, and pedestrian walkways. The parking area lighting design would include the use of Cooper Lighting Solutions luminaires mounted on 30-foot poles, equipped with house-side shields (GLEON-SA4D-830-U-SL4-HSS) to control light spillage and prevent excessive brightness. The design would ensure that the illuminance at the parking lot would maintain a minimum of 1-foot candle (Fc), with readings at the property line designed to remain at 0.32 Fc, effectively limiting light trespass onto adjacent properties.

Lighting for the driving range area would be mounted to the east side of the Topgolf structure on the lower and upper levels and would be specifically designed to illuminate the driving range with diminishing light levels toward the perimeter of the driving range to minimize light trespass onto adjacent properties. The lighting design for this area would ensure that illumination levels at the property line remain at or below 0.32 foot-candles (Fc), in accordance with the specifications outlined in Appendix B, "Technical Lighting Specifications." Additionally, the use of energy-efficient LED technology for the driving range lighting would help reduce unnecessary upward light emission, minimizing sky glow and aligning with Sacramento's light pollution standards.

As noted in Appendix B, "Technical Lighting Specifications", all lighting fixtures would utilize energy-efficient LED technology, which not only enhances visibility but also reduces unnecessary light dispersion and sky glow. These measures would ensure compliance with local lighting ordinances aimed at minimizing light pollution and glare. The lighting design would specifically incorporate directional lighting and shields to prevent glare from impacting nearby properties and limit glare on I-5, ensuring the comfort of visitors and maintaining visual harmony within the surrounding commercial area.

The lighting plan also would comply with Sacramento's lighting regulations, which are focused on reducing light pollution and ensuring that any potential adverse effects on nighttime views or sensitive receptors are minimized. The downward-directed, shielded lighting fixtures, coupled with the modern LED technology, would effectively reduce the potential for light trespass and glare. Furthermore, the surrounding area, which is characterized by commercial development and traffic along I-5, already experiences elevated ambient light levels. As a result, the project's lighting would not introduce new or substantially more severe impacts compared to those previously analyzed in the Master EIR.

The Topgolf project is located in a commercial area where higher ambient lighting levels are typical, and the lighting associated with the project would align with existing urban lighting conditions. The use of energy-efficient LED lights and shielded fixtures would ensure that potential light pollution, glare, and sky glow remain controlled. These lighting features would

comply with Sacramento's lighting ordinances and General Plan Policies LU 2.1.1 and LU 2.1.5, which guide urban development to protect visual resources.

Given the urban commercial setting and the controlled lighting design, there would be no significant adverse impacts from lighting or glare beyond what was considered in the Master EIR. The lighting design prioritizes safety and functionality without causing harm to nighttime views, public safety, or sensitive receptors. The Topgolf project, through the use of lighting technology and compliance with local lighting standards, would not result in new significant lighting or glare impacts beyond those already analyzed in the Master EIR.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to aesthetics from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 13, 2024.

Sacramento City Code, Chapter 17. *Lighting Regulations*. Retrieved from https://www.qcode.us/codes/sacramento/. Accessed October 13, 2024.

3.2 Agriculture and Forestry Resources

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
II. AGRICULTURE AND FORESTRY RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan identifies potential urban development impacts, including traffic, noise, and light. Policies related to land use, noise, and transportation within the General Plan mitigate these impacts (City of Sacramento, 2024). The project site is located in an Office Building - Planned Unit Development (OB-PUD) zone adjacent to Interstate 5, in a developed urban area, and does not involve agricultural or forestry lands. The project site is not under a Williamson Act contract and is not designated for agricultural use (California Department of Conservation, 2023).

According to Chapter 17 of the Sacramento Municipal Code, which regulates zoning and land use, the site does not require any changes to agricultural designations as it is within an urbanized zone. The project would not result in the conversion of farmland or forest land, nor would it affect any sensitive agricultural resources. The Topgolf development would occur on a previously developed, vacant lot and aligns with the infill development goals of the General Plan, which support revitalization and efficient land use without impacting agricultural resources (City of

Sacramento, 2024). Based on the reasons provided above, the proposed project would have no impact to agricultural or forestry resources.

References

California Department of Conservation. (2023). *Williamson Act Program Overview*. Retrieved from https://www.conservation.ca.gov/index. Accessed October 13, 2024.

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 13, 2024.

Sacramento City Code, Chapter 17. *Zoning and Land Use Regulations*. Retrieved from https://www.qcode.us/codes/sacramento/. Accessed October 13, 2024.

3.3 Air Quality

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan identified potential air quality impacts from urban development, concluding that implementation of the General Plan could result in significant impacts related to air quality due to emissions from construction and operational activities (City of Sacramento, 2024). The Master EIR determined that General Plan policies and mitigation measures would reduce but not eliminate these impacts. The Sacramento region is classified as non-attainment for ozone (O3) and particulate matter (PM2.5 and PM10), which requires the City to adhere to policies that mitigate emissions from new development, such as General Plan Policies ER 6.1.1, ER 6.1.3, and ER 6.1.5, aimed at reducing air pollutants.

Construction-Related Impacts

The construction of the Topgolf facility would generate temporary air quality impacts, primarily from dust (PM10 and PM2.5) and exhaust emissions (oxides of nitrogen, carbon monoxide, etc.) from construction equipment and vehicles. These emissions are consistent with those evaluated in the Master EIR, and the project would be required to implement Best Management Practices (BMPs) to minimize dust and emissions during construction. Compliance with Sacramento's General Plan Policy ERC-4.5, which requires construction projects to follow the Sacramento Metropolitan Air Quality Management District (SMAQMD) guidelines for construction-related emissions, would ensure that the project implements appropriate controls, such as dust suppression and low-emission construction equipment, to reduce air quality impacts.

As with other developments evaluated in the Master EIR construction activities would not be anticipated to result in significant impacts on air quality with adherence to these policies and mitigation measures. Moreover, SMAQMD's requirements include minimizing idling times for construction vehicles and utilizing cleaner construction equipment (Tier 3 or better), further reducing potential construction-related emissions.

Operational Air Quality Impacts

The proposed project would be consistent with the General Plan land use designation for the project site (Office Mixed-Use) and the development assumptions analyzed in the Master EIR. During operation, the Topgolf project would generate emissions primarily from vehicle trips to and from the site, energy use, and area sources such as landscaping equipment. Topgolf provides a unique recreational experience that is only available at Topgolf facilities. The proposed project would add a second Topgolf facility to the region. The existing facility is located in the City of Roseville, approximately twenty-eight miles to the northeast of the project site, and generally to the northeast of much of the greater Sacramento region. The proposed project would provide a Topgolf facility closer to the Central City, that would be more proximate to many users that would otherwise travel to the existing facility. Therefore, the project's urban infill location would be anticipated to reduce vehicle miles traveled (VMT), contributing to a reduction of operational emissions. General Plan Policy M-2.1 emphasizes the use of transportation demand management (TDM) strategies to reduce VMT, which aligns with the design and location of the Topgolf facility. Additionally, the project would comply with California's energy efficiency standards (Title 24), which reduce operational energy use and associated emissions.

The project would not be expected to exceed SMAQMD's thresholds for operational emissions, and it would contribute to the citywide reduction in air quality impacts as outlined in the Master EIR. Specifically, the General Plan's focus on promoting infill development (Policies LUP-1.7, LUP-4.2) and reducing VMT would support the reduction of operational emissions for the Topgolf facility.

Cumulative Impacts

The project is located within a region classified as non-attainment for ozone and particulate matter. While the project would generate some criteria pollutants, its contribution to cumulative air quality impacts would be less than significant due to its compliance with applicable air quality regulations, mitigation measures, and General Plan policies designed to reduce emissions. The project is consistent with General Plan Policies ERC, M-2.1, and LUP 1.7, which aims to reduce emissions from transportation and energy use through sustainable land use practices.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or project site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the Master EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project

proponents. For these reasons, impacts to air quality from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 13, 2024.

Sacramento Municipal Code, Title 8. *Air Quality Standards*. Retrieved from https://www.qcode.us/codes/sacramento/. Accessed October 13, 2024.

Sacramento Metropolitan Air Quality Management District. (2024). *Construction Guidelines and Regulations*. Retrieved from https://www.airquality.org/. Accessed October 13, 2024.

3.4 Biological Resources

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
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 Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan concluded that impacts to biological resources from new developments within urban areas would be less than significant (City of Sacramento, 2024). The Topgolf project site is located in a highly urbanized, disturbed area and does not contain sensitive habitats such as wetlands, riparian areas, or other natural communities of special concern. The majority of the site consists of the ruderal land cover type. The ruderal land cover is highly disturbed, with evidence of regular discing activities. This land cover type contains minimal vegetation, and where present, primarily consists of non-native grasses and forbs. Developed areas of the Study Area primarily consist of landscaping along the parcel edges. This land cover type predominantly consists of non-native, landscaped plant species with scattered native trees.

The project site is located within the coverage area of the Natomas Basin Habitat Conservation Plan (NBHCP). According to City and NBHCP records, the prior property owner paid in-lieu fees for the project site prior to grading. Before grading the site, the previous property owner was required to implement pre-construction measures to reduce potential take of special status species that had the potential to be present during site demolition.

Sensitive Species

Several species known to occur in or near the project site are protected by federal and/or state endangered species laws or have been designated as Species of Special Concern by CDFW. In addition, Section 15380(b) of the California Environmental Quality Act (CEQA) Guidelines defines rare, endangered, or threatened species that are not included in any listing.[1] Species recognized under these terms are collectively referred to as *special-status species*.

Only one special-status wildlife species, Swainson's hawk (*Buteo swainsoni*), has moderate potential to occur in or near the project site. No special-status plant species are expected to occur in the project site. Swainson's hawk is covered under the NBHCP with specific protocols to establish take avoidance, minimization of habitat reduction and mitigation of habitat loss.

Swainson's Hawk

Swainson's hawk is a State-listed threatened species and is covered under the NBHCP. They are medium-sized opportunistic predators that feed on rodents, rabbits, bats, large arthropods, amphibians, reptiles, birds, and rarely, fish. This species arrives in California in late February and departs for wintering grounds in early September. Eggs are typically laid in April and early May. Swainson's hawks reside in a wide variety of open habitats, including prairies, grasslands, and intensively farmed areas. They nest on platforms of sticks, bark, fresh leaves in a tree, bush, or utility pole that is 4 to 100 feet above ground. Nests are usually constructed in riparian corridors adjacent to agricultural fields or pastures.

Swainson's hawks were historically distributed throughout the lowlands of California, absent only from the Sierra Nevada, north Coast Ranges, and Klamath Mountains, and portions of the Southern California deserts. Currently, the highest density occurs in the Central Valley, between Sacramento and Modesto, and in the northern San Joaquin Valley.

Large to moderately sized trees around the perimeter of the Study Area, including the native oaks and green ash, provide suitable nesting habitat for Swainson's hawk. The ruderal land cover could provide foraging habitat for this species, though its suitability is reduced due to its location in an urban setting and regular human disturbance. Additional habitat suitable for Swainson's hawk foraging is located on agricultural land approximately a mile west and northwest of the Study Area. Swainson's hawk was not observed on site during the field survey. Swainson's hawk has moderate potential to nest and forage in the Study Area. The NBHCP designated a 'Swainson's Hawk Zone' adjacent to the Sacramento River where development permits are limited. The Study Area is not located in the NBHCP Swainson's Hawk Zone. Nonetheless, the proposed project could be considered to have an impact on Swainson's hawk foraging and nesting habitat.

Nesting and special-status birds in the City of Sacramento's Planning Area are protected by a variety of regulations including the federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800), and CESA. In addition, NBHCP requirements and City of Sacramento Policy ERC-2.2 require avoidance of adverse impacts on sensitive biological

[1] For example, vascular plants listed as rare or endangered or as Rare Plant Rank 1 or 2 by CDFW are considered to meet the requirements of CEQA Guidelines Section 15380(b).

resources and special status species. Avoidance pursuant to compliance with ERC-2.2 would take the form of pre-construction surveys to determine presence, and establishment and monitoring of buffer areas to ensure that construction activities do not disturb nesting or fledging birds.

Development of the project site is among the anticipated development analyzed in the Master EIR. The Master EIR analyzed the potential for implementation of the 2040 General Plan to impact special-status species, finding that compliance with existing regulation and relevant 2040 General Plan policies would be sufficient to limit potential impacts to special-status species to less than significant. Various policies under Goal ERC-3 would protect and enhance nesting habitat for some bird species including special-status bird species through a well-maintained, resilient, healthy, expansive and equitable urban forest including Policy ERC-3.2 (Tree Canopy Expansion), Policy ERC-3.3 (Tree Protection), and Policy ERC-3.6 (Urban Forest Maintenance). Policy ERC-2.2 (Biological Resources) directs the City to avoid, minimize or mitigate impacts on sensitive biological resources, including special-status species from development activities to the greatest extent feasible.

The NBHCP provides protections for special-status birds that are covered under that plan for development occurring in the Natomas Basin. Species include Swainson's hawk, burrowing owl, bank swallow, loggerhead shrike, and tricolored blackbird. White-tailed kite, northern harrier and purple martin are not covered species under the NBHCP but can benefit from the same mitigation lands that are conserved for other covered species (e.g., riparian woodland, agricultural lands, annual grassland). The NBHCP requires project proponents that seek to use the HCP permit coverage to implement various avoidance and minimization measures and pay mitigation fees that allow the Natomas Basin Conservancy to acquire, restore, and manage preserve lands within the Natomas basin to mitigate impacts to covered species. The project site has HCP permit coverage because mitigation fees have already been paid and preconstruction measures were implemented when the site was graded by a previous owner. The current project applicant would be required to implement avoidance and minimization measures required by the NBHCP, prior to and during project construction, as required by permit coverage. As mitigation for impacts to habitat has already been completed, the implementation of avoidance and minimization measures will be sufficient to limit impacts to be less than significant.

Other Nesting Birds

The study area provides potential nesting habitat for birds regulated by the MBTA and California Fish and Game Code. Birds may nest in trees, shrubs, in or on the ground, or on structures depending on species. No active bird nests were observed during the survey, but nests could be established in the future. The nesting season for most species is typically February 1 through August 31. Construction of the proposed project could impact nesting birds. However, as with Swainson's hawk, relevant regulation, including the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code §3503, prohibits take of protected birds. Further, implementation of 2040 General Plan Policies ERC-2.2 and 2.9 for the protection of biological resources and performance of focused surveys consistent with industry-recognized best practices, would also be sufficient to limit potential adverse impacts to other nesting birds to less than significant. As with the above General Plan policies, the requirements to conduct specific activities that would comply

with these policies would be implemented as conditions of approval and requirements of NBHCP permit coverage.

Conclusion

Compliance with NBHCP, ESA, CESA, the MBTA, and CEQA, as well as implementation of the 2040 General Plan goals and policies discussed above, would reduce the potential direct and indirect impacts on Swainson' hawk and other nesting birds within the project site to a less-than-significant level, consistent with the findings of the Master EIR.

Sensitive Natural Communities

The project site does not contain any sensitive natural communities, such as wetlands or riparian zones. According to the Master EIR, the development of the site would not result in the loss of such communities. Therefore, the project would have no impact on sensitive natural habitats, and no mitigation would be necessary.

Aquatic Resources

The project site does not contain any water bodies or aquatic resources that would be impacted by the development. Additionally, the project would implement erosion control measures during construction, such as silt fences and straw wattles, in compliance with the City's Stormwater Pollution Prevention Plan (SWPPP) to prevent sedimentation and runoff from affecting nearby water bodies. With these measures in place, the project would result in no impact on aquatic resources.

Migratory Species

The Topgolf project site is surrounded by existing urban development and does not serve as a wildlife corridor or provide connectivity between areas of habitat for terrestrial or aquatic species. The site is enclosed on the east by perimeter fencing, and is eclosed by existing development to north, south, and west, further limiting the movement of species through the area. As a result, the project would not interfere with the migration or movement of species and would have no impact on wildlife corridors or native wildlife nursery sites.

Conflict with Local Plans, Ordinances, or Habitat Conservation Plan

The project would comply with all relevant local policies regarding biological resources, including those outlined in the Sacramento 2040 General Plan, such as Policies ERC-2.2, 2.9, and 2.11, which encourages the protection of natural resources and species. The project does not conflict with the General Plan or other local ordinances related to biological resources.

The project site is covered by the NBHCP, for which permit coverage has already been procured. The Topgolf project would be covered under the NBHCP and comply with the relevant requirements. Therefore, there would be no impact related to project conflicts with local plans, ordinances, or habitat conservation plans.

Conclusion

As the project is part of the urban infill development envisioned in the General Plan, it would not introduce any new significant impacts on biological resources that were not previously addressed in the Master EIR. The project would comply with all relevant policies, laws, and regulations aimed at protecting biological resources, and no additional mitigation measures would be necessary.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or project site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the Master EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to biological resources from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 6, 2024.

3.5 Cultural Resources

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Discussion

As described under Impacts 4.4-1(a) and 4.4-1(c) of the Master EIR, development within the City, including the South Natomas area, could result in a significant and unavoidable impact to historical resources, archaeological resources, and human remains (City of Sacramento, 2024). Policies from the General Plan, such as Historic and Cultural Resources Policy HCR-1.1 through HCR 1.18, address the protection of identified historical and archaeological resources. These policies require measures, including maintenance and preservation, historic surveys and context statements, recognition of indigenous cultural and tribal input, and archaeological evaluation, testing, and monitoring, among other measures, to ensure that cultural resources are preserved, evaluated, and managed appropriately. However, the EIR recognized that because there is no feasible mitigation available to guarantee that demolition, damage or destruction of historically significant resources or the loss, damage or destruction of significant archeological resources or human remains would not occur, the impact remained significant and unavoidable.

The proposed project is included within the City's infill development area, and no known significant cultural resources have been identified at the project site. A Cultural Resources Evaluation was conducted by a qualified archaeologist, which included background research and a surface survey of the project area. There are no historic-age buildings or structures on the project site. No pre-contact or historic-era archaeological resources were identified during the survey effort (ESA, 2024). Two previously documented cultural resources are in the project site, which are described below. Neither of these resources would be impacted by the proposed project.

Resource P-34-005225, the Sacramento River Tribal Cultural Landscape, is a multi-era Native American traditional use area that intersects the project site. The landscape covers an approximately 55-mile-long narrow corridor along both sides of the Sacramento River from its confluence with the Mokelumne River in the north and the Feather River in the south. The landscape is primarily characterized by its waterways, Tule elk habitat, fisheries, and other wildlife. While the entire 14.58 acres that comprise the current project site are situated within the landscape boundary, no features or resources that could be considered character-defining elements associated with this landscape are present within the project site.

Resource P-34-005251, Reclamation District 1000 Rural Historic Landscape District or RD 1000, intersects the project site. This expansive rural historic landscape district covers 87 square miles and is characterized by a grid pattern of levees, canals/ditches, agricultural fields, and roads. It was previously recommended eligible for inclusion in the National Register of Historic Places (National Register) at the state level of significance under Criterion A for importance within the historic context of reclamation within the established period of significance of 1911 to 1939. In 2021, the U.S. Army Corps of Engineers reevaluated RD 1000 and concluded that it is no longer eligible for listing in the National Register due to a degradation of historic integrity. The State Historic Preservation Officer concurred with this finding on November 17, 2021. While the entire 14.58 acres that comprise the current project site are situated within the RD 1000 boundary, no features or resources that could be considered character-defining elements are within the project site.

Historical Resources

CEQA Guidelines Section 15064.5 requires the lead agency to consider the effects of a project on historical resources. A historical resource is defined as any building, structure, site, or object listed in or determined to be eligible for listing in the California Register or determined by a lead agency to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California. As a result of the records search and background research, as well as the site visit described above, there are no architectural or structural resources within or near the project site that qualify as historical resources, as defined in CEQA Guidelines Section 15064.5. As such, there are no recorded historical resources present within the project site that have the potential to be adversely impacted by the project.

Archaeological Resources

Archaeological resources can be considered historical resources, according to CEQA Guidelines Section 15064.5, as well as unique archaeological resources, as defined in Public Resources Code (PRC) Section 21083.2(g). Based on the results of the background research and survey, there are no documented archaeological resources within or near the project site. Thus, there appears to be a low potential to uncover archaeological resources during ground disturbing project activities. However, while unlikely, there is the potential of encountering unanticipated cultural resources during ground disturbing activity. In the event of inadvertent discoveries during ground-disturbing activities, the project would comply with Mitigation Measures HCR-A.8 from the Master EIR, which require cessation of work, notification of a qualified archaeologist, and the appropriate evaluation of resources (City of Sacramento, 2023).

Human Remains

The records search and background research determined that there is no evidence that human remains exist on the project site. Therefore, the project is not anticipated to impact human remains, including those interred outside of formal cemeteries. While unlikely, there is the potential of encountering undiscovered human remains during ground disturbing activity. If human remains are discovered, the project would adhere to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, ensuring that the remains are treated with

respect and in accordance with state regulations. In addition, in the event of inadvertent discoveries during ground-disturbing activities, the project would comply with Mitigation Measures HCR-A.8 from the Master EIR, which require cessation of work, notification of a qualified archaeologist, and the appropriate evaluation of human remains (City of Sacramento, 2023).

Conclusions

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to cultural resources from the proposed project would not require further environmental review.

References

ESA, Cultural Resources Assessment for the Top Golf Natomas Project, Sacramento County. Prepared for Scott Wetterling. On file at ESA, October 2024.

3.6 Energy

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion

The Sacramento 2040 General Plan emphasizes sustainable development and energy efficiency for new projects within the city (City of Sacramento, 2024). Energy impacts are analyzed as part of CEQA, and compliance with state and local regulations ensures energy use is managed efficiently. Sacramento Municipal Utility District (SMUD) will provide electrical service to the Topgolf site, while Pacific Gas & Electric (PG&E) will supply natural gas.

The Topgolf project would comply with California's 2019 Building Energy Efficiency Standards (Title 24), which are designed to reduce energy demand. Energy-efficient lighting, heating, and cooling systems would be integrated into the design, reducing overall consumption.

Energy use by the Topgolf facility would align with the assumptions in the Master EIR, given the infill nature of the site, its consistency with the General Plan land use designation for the site, and its compliance with state energy standards. Furthermore, the project's design and compliance with Titles 20 and 24 would ensure that energy use remains efficient and sustainable (California Energy Commission, 2019; California Building Standards Commission, 2019). The project would not include energy impacts that would be peculiar to the project or project site and no new significant energy impacts are anticipated beyond those addressed in the Master EIR.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts related to energy from the proposed project would not require further environmental review.

References

California Building Standards Commission. (2019). *California Building Code, Title 24, Part 2*. Retrieved from https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-Landing-Page/Codes. Accessed Sep 23, 2024.

California Energy Commission. (2019). *Title 24, Part 6, Building Energy Efficiency Standards*. Retrieved from https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards. Accessed Sep 23, 2024.

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed Sep 23, 2024.

3.7 Geology and Soils

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
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:				
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 Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

Impacts related to geology and soils from the Topgolf project are consistent with those discussed in the Master EIR. Ground shaking and liquefaction risks in the South Natomas area are considered moderate. Compliance with General Plan Policies EC 2.1.1 and EC 2.1.2 ensures that new developments utilize site-specific geotechnical reports and adhere to California Building Code (CBC) seismic design standards (City of Sacramento, 2024).

Seismic Shaking

The Topgolf project site is located in an area where seismic activity could result in ground shaking. However, the project is not within an Alquist-Priolo Fault Zone, reducing the likelihood of surface rupture. Compliance with Title 24 of the California Code of Regulations and CBC seismic standards would ensure that the structures are designed to withstand anticipated seismic events (California Building Standards Commission, 2019).

Fault Surface Rupture

The project site is not located within an Alquist-Priolo Special Studies Zone, as mapped by the California Division of Mines and Geology. As such, the potential for fault surface rupture at the site is low (California Department of Conservation, 2023).

Liquefaction Potential

Liquefaction may occur during seismic activity in certain soil types. While parts of Sacramento are identified as having moderate liquefaction potential, the Topgolf project would comply with the recommendations of a geotechnical study to ensure proper soil preparation and foundation designs to minimize this risk.

Expansive Soil

Expansive soils, which could cause structural damage, may exist in the project area. The project would utilize site-specific soil testing and conform to recommended foundation designs to mitigate the effects of expansive soils, in line with General Plan Policy ERC-7.1 (City of Sacramento, 2024).

Erosion Control

The relatively flat proposed project site is not prone to landslides. However, the project would incorporate stormwater management and erosion control measures, including compliance with the City of Sacramento's Grading Ordinance and Stormwater Pollution Prevention Plans (SWPPP), as required by General Plan Policy ERC-1.4.

Conclusion

The project, with the incorporation of measures, would not introduce any new significant impacts related to geology and soils beyond those discussed in the Master EIR. The proposed development is geologically feasible and would result in less-than-significant impacts to geology and soils.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The site has been evaluated for geological feasibility, and the development would adhere to applicable standards to ensure that any potential impacts to geology and soils remain controlled. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For

these reasons, impacts related to geology and soils from the proposed project would not require further environmental review.

References

California Department of Conservation. (2023). *Alquist-Priolo Earthquake Fault Zoning Act*. Accessed online: https://www.conservation.ca.gov/cgs/alquist-priolo. Accessed Sep 23, 2024.

City of Sacramento. (2015). *Sacramento 2035 General Plan*. Accessed online: https://www.cityofsacramento.org/Community-Development/Resources/Online-Library/General-Plan. Accessed Sep 23, 2024.

California Building Standards Commission. (2019). *California Building Code, Title 24, Part 2*. Accessed online: https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-Landing-Page/Codes. Accessed Sep 23, 2024.

3.8 Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
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?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion

Since the adoption of the Sacramento 2040 General Plan, California's laws regarding the analysis of greenhouse gas (GHG) emissions under CEQA have continued to prioritize sustainability and emissions reductions, aligning with the most up-to-date regulations. The General Plan, adopted in 2024, integrates the latest policies, including those introduced by SB 32 and California Executive Order B-55-18, which commit to reducing statewide GHG emissions to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045 (City of Sacramento, 2024). As such, the Sacramento 2040 General Plan reflects the current regulatory framework for GHG emissions, including all necessary updates to the CEQA Guidelines.

The proposed Topgolf facility would not conflict with the statewide GHG reduction measures identified in CARB's Scoping Plan. The project would comply with CALGreen standards and Title 24 of the California Building Code, which mandates energy and water efficiency. The facility's design includes energy-efficient lighting, heating, and cooling systems. Furthermore, the project, located in an OB-PUD (Office Building – Planned Unit Development) zone, would develop an undeveloped site that is surrounded by existing development. This aligns with the City's goals for infill development and sustainability.

Both construction and operational GHG emissions from the project would not have a significant impact on the environment due to the project's compliance with the latest California Energy Code and its urban infill location. The project would support a reduction in Vehicle Miles Traveled (VMT), contributing to minimized GHG emissions, as the location encourages regional accessibility and shorter vehicle trips. As the project is included among the infill growth assumptions of the General Plan, it would not alter the impact conclusions for GHG emissions relative to those discussed in the Master EIR.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The proposed Topgolf project would comply with California's established greenhouse gas (GHG) reduction goals, aligning with applicable statewide GHG reduction measures outlined in CARB's Scoping Plan and adhering to CALGreen standards and Title 24 of the California Building Code. The

project's design incorporates energy-efficient systems, including LED lighting, optimized heating and cooling systems, which ensure that operational and construction-related GHG emissions are within the scope anticipated by the Master EIR. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to greenhouse gas emissions from the proposed project would not require further environmental review.

References

California Air Resources Board. (2022). *California's 2017 Climate Change Scoping Plan Update*. Retrieved from https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan. Accessed October 13, 2024.

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 13, 2024.

California Energy Commission. (2019). *Title 24, Part 6, Building Energy Efficiency Standards*. Retrieved from https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards. Accessed October 13, 2024.

3.9 Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
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 accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan determined that the implementation of the General Plan would not result in significant impacts related to hazards and hazardous materials. While new development could potentially increase exposure to hazardous waste, the implementation of Policies HS-1.1.1 through HS-1.1.4 addresses hazardous materials management, disposal, and safety measures (City of Sacramento, 2024). These policies promote safe handling and disposal programs to reduce potential impacts.

The Topgolf project would comply with the applicable goals and policies related to the handling and transport of hazardous materials. The project site is not located within proximity to sensitive receptors such as schools. The closest school to the Topgolf project site is Natomas High School, located approximately 0.8 miles southeast of the project site. Additionally, the site is not listed on any hazardous materials databases, such as the California State Water Resources Control Board's GeoTracker or the Department of Toxic Substances Control (DTSC) EnviroStor databases (California State Water Resources Control Board, 2023; DTSC, 2023).

During construction, the use of hazardous materials such as fuels, oils, and other chemicals may pose risks. However, construction activities would be required to adhere to federal, state, and local regulations regarding hazardous materials. These regulations ensure safe transport, use, and disposal of hazardous materials, protecting both construction workers and the surrounding environment. Adherence to these regulations, along with the project's compliance with policies outlined in the General Plan, would ensure that impacts related to hazardous materials are less than significant. The project's location in an infill area supports the conclusions drawn in the Master EIR regarding hazardous materials.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects related to hazards and hazardous materials that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to hazards and hazardous materials from the proposed project would not require further environmental review.

References

California State Water Resources Control Board. (2023). *GeoTracker database*. Retrieved from https://geotracker.waterboards.ca.gov/. Accessed October 8, 2024.

City of Sacramento. (2024). *Sacramento 2040 general plan*. Retrieved from https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan. Accessed October 8, 2024.

California Department of Toxic Substances Control. (2023). *EnviroStor database*. Retrieved from https://www.envirostor.dtsc.ca.gov/public/. Accessed October 8, 2024.

3.10 Hydrology and Water Quality

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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 erosion or siltation on- or off-site;	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan analyzed potential impacts on hydrology and water quality from new developments and determined that these impacts would be less than significant (City of Sacramento, 2024). The Topgolf project complies with the General Plan policies related to water quality, drainage, and flood protection, ensuring that the development would not introduce new significant hydrological impacts.

Drainage

The Topgolf project will comply with the policies outlined in the General Plan, particularly those requiring adequate stormwater drainage. Based on the site plan and updated drainage features, the Topgolf project is designed to meet drainage and stormwater management standards outlined in the General Plan. New storm drainage features are planned throughout the project site, which will connect to the existing stormwater infrastructure. This ensures that stormwater is properly managed and minimizes potential impacts on the surrounding drainage system. Compliance with

General Plan Policy ERC-5.2 and the Sacramento County Flood Control Design Criteria ensures there will be no new significant impacts related to drainage.

Operational Water Quality

The Topgolf project would comply with all relevant water quality regulations, including the National Pollutant Discharge Elimination System (NPDES) requirements and the Stormwater Pollution Prevention Plan (SWPPP). These regulations are designed to prevent nonpoint-source pollutants from entering local waterways through stormwater runoff. The project would implement best management practices, such as filtering stormwater and controlling erosion, to ensure that water quality is preserved during both the construction and operational phases. These measures align with the Sacramento 2040 General Plan policies that aim to protect water quality and minimize environmental impacts (City of Sacramento, 2024; EPA, 2023).

Risk of Flooding

The Topgolf project site is located outside the 100-year floodplain based on current FEMA floodplain maps. The project will incorporate appropriate grading and site design strategies to manage stormwater effectively and reduce any potential flood risks. These measures comply with the General Plan policies HS-7 through HS-11, which are focused on flood protection and water management. The flood hazard policies require developments to implement sufficient drainage and stormwater management systems, ensuring the project aligns with the city's flood protection guidelines (FEMA, 2023; City of Sacramento, 2024).

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects related to hydrology and water quality that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to hydrology and water quality from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. City of Sacramento Planning Division. Retrieved from City of Sacramento General Plan. Accessed October 1, 2024.

Environmental Protection Agency (EPA). (2023). *National Pollutant Discharge Elimination System (NPDES)*. Retrieved from EPA NPDES. Accessed October 1, 2024.

Federal Emergency Management Agency (FEMA). (2023). *Flood Map Service Center*. Retrieved from FEMA Flood Maps. Accessed October 1, 2024.

3.11 Land Use and Planning

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan evaluated land use changes associated with new developments and concluded that no significant adverse impacts would arise related to the division of established communities or conflicts with applicable land use plans, policies, or regulations (City of Sacramento, 2024). The EIR found that infill development, such as the Topgolf project, would enhance connectivity and revitalization in urban areas, aligning with the City's goals for efficient land use without causing disruptions to existing community structures.

The Topgolf project site is zoned Office Building - Planned Unit Development (OB-PUD) under Chapter 17 of the Sacramento Municipal Code, allowing for a mix of commercial, entertainment, and recreational uses. This zoning aligns with the project's goals, supporting entertainment-focused development within the planned unit framework of South Natomas. The Topgolf project complements Sacramento's General Plan policies, which emphasize urban infill, sustainable growth, and mixed-use developments that enhance community vibrancy. This project is also consistent with the City's vision for compatible land use and urban revitalization, contributing positively to the area's development objectives. Specifically:

- LU 1.1.1 (Promote Infill Development): The project repurposes a vacant lot within an already developed urban area, enhancing the local land use without requiring significant new infrastructure.
- LU 2.1.5 (Minimize Land Use Conflicts): The project's location and intended use as a recreational and entertainment facility are consistent with adjacent commercial and residential land uses, preventing any land use conflicts.
- LU 6.1.3 (Sustainable Building Practices): The project incorporates energy-efficient elements, such as lighting and heating systems, supporting the General Plan's commitment to reducing environmental impacts from new development.

The proposed Topgolf facility is compatible with surrounding land uses, which include commercial and open space areas. The project would not disrupt adjacent residential neighborhoods or other commercial developments. Its placement within an urbanized area and alignment with the City's General Plan ensures that it complements the existing urban fabric. The

project is expected to serve the local community and contribute positively to the area's recreational offerings.

The project site is designated OB-PUD (Office Building - Planned Unit Development) under Sacramento's zoning regulations, specifically designed to support recreational and entertainment uses like the Topgolf facility. This designation aligns with Chapter 17 of the Sacramento Municipal Code, ensuring the project meets zoning requirements without the need for modifications or variances. The development aligns with the City's broader land use policies and goals, integrating seamlessly into the existing land use patterns of South Natomas.

As part of the City of Sacramento's PUD framework, this zoning promotes a coordinated development approach, incorporating tailored design guidelines, landscaping standards, parking allocations, and other site-specific criteria that enhance functionality and cohesion. This structured approach ensures that the project meets all necessary planning criteria, supporting a high-quality, mixed-use environment without disrupting surrounding land uses.

The Topgolf project would be consistent with the goals and policies outlined in the Sacramento 2040 General Plan. As an infill development, it aligns with the Plan's objectives of promoting sustainable growth, reducing land use conflicts, and revitalizing urban spaces. The project would not introduce any significant new impacts related to land use or planning beyond those already analyzed in the Master EIR. Consequently, the impacts of the project are considered less than significant.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects related to land use and planning that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to land use and planning from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *2040 General Plan EIR*. City of Sacramento. Retrieved from https://www.cityofsacramento.org/Community-Development/Planning/Long-Range/General-Plan. Accessed October 13, 2024.

City of Sacramento Municipal Code. (2023). *Chapter 17, Zoning Code.* Sacramento Municipal Code. Retrieved from https://www.qcode.us/codes/sacramento/. Accessed October 13, 2024.

California Department of Conservation. (2023). *Williamson Act Program Information.* Retrieved from https://www.conservation.ca.gov/dlrp/wa. Accessed October 13, 2024.

3.12 Mineral Resources

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR did not determine that implementation of the Sacramento 2040 General Plan would result in any significant impacts related to mineral resources in the plan area. The EIR did not identify significant impacts related to quarrying, mining, dredging, or extraction of locally important mineral resources, nor did it anticipate the depletion of any nonrenewable natural resources (City of Sacramento, 2024).

The project site and surrounding area are designated as Mineral Resource Zone 1 (MRZ-1) by the California Geological Survey. This designation indicates that there is adequate information to determine that no significant mineral deposits are present, or that it is judged that little likelihood exists for their presence in the area. The project site is not a mineral resource recovery site and would not require quarrying, mining, dredging, or extraction of locally important mineral resources or the depletion of nonrenewable natural resources onsite. Therefore, there would be no impact on mineral resources (California Department of Conservation, 2024).

The Topgolf development would take place on a previously developed, vacant lot and is consistent with the infill development objectives of the General Plan, which prioritize urban revitalization without impacting mineral resources. The project would not result in the extraction or loss of any mineral resources designated as significant or locally important. Based on these considerations, the proposed project would have no impact on mineral resources.

References

California Department of Conservation. (2024). *Mineral Resource Zones in California.* Retrieved from https://www.conservation.ca.gov/cgs. Accessed Sep 23, 2024.

City of Sacramento. (2024). *Sacramento 2040 General Plan Environmental Impact Report.* Retrieved from https://www.cityofsacramento.org. Accessed Sep 23, 2024.

3.13 Noise

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XIII. NOISE — Would the project result in:				
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?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan analyzed potential noise impacts from new development and determined that impacts would generally be less than significant (City of Sacramento, 2024). Policies such as NS-1.1.1 and NS-1.1.2 establish noise level thresholds, zoning ordinances, and noise buffers that reduce potential impacts from new developments. These policies ensure that noise impacts from construction, traffic, and other operational sources are managed and kept within acceptable limits.

The proposed Topgolf project would be developed in accordance with the General Plan's Office Building - Planned Unit Development (OB-PUD) zoning and land use designations. The project site, located adjacent to Interstate 5 (I-5), is surrounded by commercial properties and major roadways. These conditions, coupled with the proximity to I-5, contribute to an ambient noise environment that is typical of urban commercial zones. The proposed development would not introduce any noise-sensitive uses or increase the intensity of land use in a way that would result in significant noise impacts.

Construction Noise

As noted in the Master EIR, construction-related noise from new development is typically temporary and can be managed through adherence to local noise ordinances and General Plan Policy ERC-10.9. The Topgolf project would involve standard construction activities, including grading and structural development. The proximity of the site to I-5, which already contributes to the ambient noise levels, suggests that construction-related noise would not result in significant impacts on surrounding properties. In compliance with City ordinances, construction activities would be limited to designated daytime hours, and noise-generating equipment would be subject to noise control measures, such as using quieter equipment and limiting the idling time of machinery.

Operational Noise

The proposed Topgolf facility is expected to generate noise from a variety of operational activities, including outdoor entertainment areas, vehicle traffic to and from the facility, and on-site events such as dining, group gatherings, and competitions. These activities would primarily occur during business hours, but evening and night operations may extend into later hours due to the nature of Topgolf's entertainment model. For example, the Topgolf Roseville facility is regularly open for business between 9:00am and 1:00am. The proposed project would be anticipated to have similar operating hours.

Given the project's location adjacent to Interstate 5 (I-5), ambient noise levels in the area are already elevated, primarily due to the high volume of traffic along the freeway. Noise levels in the vicinity of I-5 generally exceed the thresholds for sensitive noise receptors, such as residential areas. However, the project site is located in an Office Building - Planned Unit Development (OB-PUD) zone, where higher ambient noise levels are both anticipated and acceptable. General Plan Policies NS-1.1.1 and NS-1.1.2 establish exterior noise limits for commercial areas, ensuring that operational noise from Topgolf would remain within acceptable levels (City of Sacramento, 2024). The following are potential noise sources from the Topgolf project:

- **Entertainment and Recreational Activities:** Noise from the driving range, guest cheering, and outdoor seating areas may contribute to the overall noise environment. However, the proposed structure would be set back from adjacent properties and the facility's design will integrate modern construction techniques and materials that help mitigate outdoor noise emissions, and these operational noises are consistent with other similar commercial recreational uses in Sacramento.

- **Parking Lot and Vehicle Traffic:** The increase in vehicle traffic to the site is anticipated to be consistent with the traffic patterns of other commercial developments in the area, with the exception that project traffic would occur at a later part of the day and would not be anticipated to flow in the same direction as peak work commutes. Traffic-related noise from vehicles entering and exiting the parking area would be transient and would blend with the overall noise environment created by I-5.

- **Amplified Sound:** While the project may include limited amplified sound systems (for event announcements or background music), such sound would be subject to the City's noise ordinance and would comply with restrictions on amplified sound to ensure it does not exceed acceptable levels for the surrounding commercial zone.

Groundborne Vibrations

Compliance with General Plan Policy ERC-10.7 requires that construction equipment and activities be managed to minimize potential groundborne vibration impacts. The Topgolf project's construction is not expected to involve heavy equipment or activities such as pile driving that would generate excessive ground vibration. The use of standard construction practices would ensure that vibration levels remain within acceptable limits, resulting in less-than-significant impacts.

Proximity to Airport

The Topgolf project site is located approximately 10 miles southeast of Sacramento International Airport. The project site is not within the airport's safety zones or overflight paths. Therefore, the project would not expose people to excessive noise levels related to aircraft operations, and no impacts related to airport noise are anticipated.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. There is no new information of substantial importance indicating that the proposed project would create unique or significant noise or vibration effects that were not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be substantially more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to noise and vibration from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. City of Sacramento Planning Division. Retrieved from https://www.cityofsacramento.org/Community-Development/Planning/Long-Range/General-Plan (Accessed October 15, 2024).

3.14 Population and Housing

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XIV. POPULATION AND HOUSING — Would the project:				
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

The Master EIR evaluated the potential impacts of future development on population and housing and found that the General Plan would primarily increase the availability of housing, benefiting the city's residents. It also identified that new developments could potentially conflict with existing neighborhood character due to increased density, but policies such as LU 1.1.1 and H 2.1.5 ensure that these developments would maintain consistency with Sacramento's established communities (City of Sacramento, 2024).

However, the proposed Topgolf project would not involve the addition of any housing units. The project site is located in an Office Building - Planned Unit Development (OB-PUD) zone and is designed to provide entertainment, dining, and event spaces without contributing to any population growth or housing developments. The project would attract visitors to the area but would not directly affect the housing stock or displace residents. The project site itself is within an already urbanized area, where residential uses are not a primary consideration under the current zoning. The project is an infill development consistent with the Sacramento 2040 General Plan and its land use designations. It would not conflict with any existing residential uses and would not result in any unanticipated population increases.

The proposed Topgolf project, consistent with the infill development expectations of the Sacramento 2040 General Plan, would not introduce any residential units or result in population growth. As such, it would not alter conclusions regarding population and housing impacts as discussed in the Master EIR. There is no new or substantial information indicating that the project would have unique or significant effects on population and housing that were not previously evaluated, nor are there any examined impacts that would now be more severe than analyzed in the Master EIR. Additionally, no feasible mitigation measures or alternatives have been identified that would reduce impacts but were previously dismissed or unadopted. Based on these considerations, impacts to population and housing from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. City of Sacramento Planning Division. Retrieved from City of Sacramento General Plan. Accessed October 15, 2024.

3.15 Public Services

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XV. PUBLIC SERVICES —				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 following public services:				
i) Fire protection?	☐	☐	☐	☒
ii) Police protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Discussion

The Master EIR analyzed potential impacts to public services, including law enforcement, fire protection, and school services, and determined that resulting impacts would be less than significant (City of Sacramento, 2024). New development under the General Plan would not require police or fire protection that exceeds current service capacity, and any potential increases would be mitigated through the application of General Plan Policies HS-3.1.1, HS-3.1.2, and HS-3.1.4. Additionally, General Plan Policies HS-3.1.3 ensures that emergency preparedness and response capabilities remain sufficient to handle new developments.

The proposed Topgolf project would develop a 14.5-acre site with golf entertainment facilities and event spaces. As a commercial recreational facility, the project would not introduce new residents or significantly increase demand for public services such as schools.

Fire and Police Protection

The Sacramento Police Department and Sacramento Fire Department provide services to the project site. The nearest fire station, Fire Station 15, is located approximately 1 mile to the south, and the Sacramento Police Department has a substation approximately 2 miles away.

The project would be served by these nearby facilities, and the proposed development would not necessitate the construction of new fire or law enforcement facilities. As the site is located in an Office Building - Planned Unit Development (OB-PUD) zone and is not within a Very High Fire Hazard Severity Zone, fire protection demands would fall within the scope of existing services as analyzed in the Master EIR (CAL FIRE, 2023). In addition, the project would comply with General Plan policies that promote fire safety, including the implementation of fire prevention

measures such as maintaining appropriate setbacks and fire-resistant landscaping (City of Sacramento, 2024).

Schools

The Master EIR found that impacts related to school services from new development would be less than significant. Since the Topgolf project does not involve residential development, it would not introduce new student enrollment or affect the capacity of local schools. The nearest schools to the project site include Natomas High School, located 0.8 miles northeast of the project site, Natomas Charter School, located approximately 1.2 miles northeast, and Inderkum High School, located approximately 1.5 miles northeast. Given that the Topgolf facility is a commercial recreational project, its operation would not generate a significant demand for school services.

Parks

Impacts related to parks and recreational facilities from the project are addressed in the Recreation section above. The Topgolf project, due to its recreational nature, would complement the existing recreational offerings in the area without negatively impacting nearby parks. The closest parks to the project site include South Natomas Community Park, located approximately 1.5 miles southeast, and Natomas Oaks Park, approximately 2.0 miles east. These parks would continue to serve local residents, and the project would not lead to substantial physical deterioration of these parks.

Other Public Facilities

The Topgolf project would be served by the South Natomas branch of the Sacramento Public Library system, which is located approximately 1.5 miles southeast of the project site. Since the project is a commercial recreational facility and not a residential development, it would not significantly increase demand for library services.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. Located in an already urbanized and commercially zoned area of Sacramento, the Topgolf project aligns with the Sacramento 2040 General Plan's infill development assumptions. The project's minimal demands for public services, including fire, police, educational facilities, and recreational amenities, are well within the capacity of existing services analyzed in the Master EIR. Since the project does not include residential development, it further reduces any potential strain on public services in the area. There is no new information of substantial importance indicating that the proposed project would create unique or significant effects not previously analyzed in the Master EIR, nor are there previously examined impacts that would now be more severe than those evaluated in the EIR. Additionally, no new feasible mitigation measures or alternatives are identified that would significantly reduce impacts without having been previously adopted by project proponents. For these reasons, impacts to public services from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. City of Sacramento Planning Division. Retrieved from Sacramento 2040 General Plan. Accessed October 16, 2024.

CAL FIRE. (2023). *Fire Hazard Severity Zones*. Retrieved from CAL FIRE FHSZ. Accessed October 16, 2024.

3.16 Recreation

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XVI. RECREATION —				
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

The Master EIR found that implementation of the General Plan would result in an increase in park and recreational facilities, which would serve the growing population, as discussed in Impact 4.15-a. The proposed Topgolf project would be consistent with these findings and would not result in new significant impacts to parks and recreational facilities in the project area (City of Sacramento, 2024).

The Topgolf facility would serve as a recreation and entertainment venue, contributing positively to the recreational opportunities in South Natomas and the surrounding community. The project would not include residential units and therefore would not generate additional population-based demand on existing parkland or recreational facilities. The facility itself would provide ample recreational opportunities for visitors and would reduce potential strain on nearby public parks by offering a private venue for golf entertainment and related activities.

Additionally, the project site is located within proximity to several parks and open spaces, including Natomas Oaks Park and Gardenland Park, both of which are within 2 miles of the project site. These existing parks have sufficient capacity to serve nearby residents and would not undergo substantial physical deterioration as a result of the project. Since Topgolf provides its own recreational offerings, no additional public recreational facilities would be required to accommodate the project, and the construction of such facilities would not be necessary (City of Sacramento, 2024).

The project would adhere to applicable policies within the Sacramento General Plan, such as Policies OS 4.1.1 and OS 4.2.1, which guide parks and recreation standards and ensure that development continues to support a well-balanced network of public and private recreational spaces (City of Sacramento, 2024).

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The proposed Topgolf project, located within an urbanized, commercial area of Sacramento, aligns with the General

Plan's goals for infill development and revitalization. Designed to provide recreational and entertainment opportunities without introducing new residential units, the project would not generate additional demands on local parks and recreational facilities typically associated with housing developments. Given its location and use, there is no new information indicating significant impacts to recreation beyond those previously analyzed in the Master EIR. For these reasons, the proposed project's impacts to recreation would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. City of Sacramento Planning Division. Retrieved from https://www.cityofsacramento.org/Community-Development/Planning/Long-Range/General-Plan. Accessed October 16, 2024.

3.17 Transportation

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Discussion

The Master EIR for the Sacramento 2040 General Plan analyzed potential impacts related to transportation and concluded that new development could result in increased traffic that might exceed Level of Service (LOS) standards at some intersections within the city. To mitigate these impacts, General Plan Policies TR-1.1.1 through TR-1.1.5 address roadway improvements, transit infrastructure, and alternative transportation options, ensuring transportation impacts from new projects are minimized (City of Sacramento, 2024).

Conflicts with Circulation System Programs, Ordinances, or Policies

The proposed Topgolf project would generate increased traffic and introduce new trips to the circulation system, primarily from guests and employees traveling to and from the site. However, the project is consistent with the infill growth assumptions of the Sacramento 2040 General Plan, which designates the project site for commercial development. The existing circulation system includes adequate roadways, and pedestrian and bicycle access would be enhanced in compliance with General Plan policies. Vehicle and pedestrian access would be provided directly from Gateway Oaks Drive and Venture Oaks Way, which connect to I-5, minimizing any potential conflicts with traffic regulations. The project is not anticipated to conflict with any applicable plans or regulations governing the circulation system.

Vehicle Miles Traveled (VMT)

Since the adoption of the Sacramento 2040 General Plan, the analysis of traffic impacts under CEQA has shifted to focus on VMT, in accordance with SB-743. The General Plan includes policies that consider VMT impacts for development projects and provides guidelines for reducing transportation-related emissions and traffic.

The proposed Topgolf project would result in less Vehicle Miles Traveled (VMT) compared to other land uses allowed under the Office Building - Planned Unit Development (OB-PUD) zoning designation. Alternative uses, such as office buildings or larger-scale retail projects, would

likely generate higher VMT due to regular daily commutes and employee traffic. In contrast, Topgolf is primarily a recreational and entertainment facility that would attract visitors during off-peak hours, including evenings and weekends, when traffic congestion is typically lower. Additionally, Topgolf's event-based nature would distribute traffic over a broader time frame rather than focusing trips during typical commute periods, further reducing its impact on VMT.

As a recreational use within an urban infill location, the project would also benefit from existing transportation infrastructure, including proximity to I-5 and access to nearby public transit options. These factors would help limit the overall VMT generated by the project. For these reasons, the VMT generated by the Topgolf facility would be less than the VMT typically associated with office or retail developments, and the project would have a less-than-significant impact on transportation-related emissions. The proposed project is included among the infill growth assumptions of the General Plan and would not alter the impact conclusions for transportation relative to those discussed in the Master EIR.

Increased Hazards and Emergency Access

The project would include the construction of a parking lot and access roadways, which would be designed according to Sacramento's safety standards. These roadways would be reviewed by the city's transportation engineers to ensure that no design feature introduces potential hazards or unsafe conditions. Emergency access would be provided through Gateway Oaks Drive and Venture Oaks Way, which directly connect to major roadways such as I-5, allowing for efficient emergency vehicle ingress and egress. The project would incorporate design features to ensure unobstructed access for emergency responders, including appropriate turning radii and lane widths. These measures would ensure that emergency access is not compromised, resulting in less-than-significant impacts.

Construction Traffic

During the construction phase, the project would generate temporary traffic from the transportation of materials, equipment, and construction workers to and from the site. A construction traffic management plan would be implemented to minimize disruptions to local traffic. This plan would include strategies such as scheduling deliveries and heavy equipment movement during off-peak hours to avoid peak traffic congestion. Coordination with local traffic authorities would also ensure safe and efficient traffic flow around the construction area. Therefore, construction traffic impacts would be minimized, and any temporary impacts on local traffic circulation would be less than significant.

Operational Traffic

Once operational, the Topgolf facility would attract visitors primarily traveling by car. However, given the project's location adjacent to I-5 and within an established commercial area, the site would be well-served by existing road infrastructure. The project would also provide sufficient parking capacity to meet visitor demand, with approximately 350 parking spaces on-site. In addition, the project's proximity to major roadways and transit stops would encourage the use of alternative transportation, helping to distribute traffic across various modes. Traffic signal timing

adjustments at nearby intersections, if necessary, would be minor and would ensure smooth traffic flow. As a recreational facility, the peak visitor times for the Topgolf facility would likely occur during off-peak traffic hours, further reducing the likelihood of significant operational traffic impacts.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The Topgolf project aligns with the General Plan's focus on efficient land use and development that leverages existing infrastructure. The project is anticipated to generate visitor traffic consistent with the commercial nature of the surrounding area and is accessible from major transportation routes. Additionally, the project's urban infill location supports a reduction in Vehicle Miles Traveled (VMT) by promoting regional accessibility and encouraging shorter trips. The project site is well-connected to nearby public transit stops, supporting alternative transportation options and reducing potential traffic congestion. Onsite parking would be designed to accommodate expected visitor levels, further ensuring that no adverse impacts to local transportation networks would arise. There is no new information indicating that project-specific effects would be more severe than assessed in the EIR, nor are any feasible mitigation measures or alternatives newly identified that would reduce transportation impacts but remain unimplemented. For these reasons, impacts related to transportation from the proposed project would not require further environmental review.

3.18 Tribal Cultural Resources

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XVIII. TRIBAL CULTURAL RESOURCES —				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) 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), or	☐	☐	☐	☒
ii) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion

The Master EIR analyzed the impacts to tribal cultural resources from implementation of the 2040 General Plan. To comply with state law, the City conducted consultation with Native American Tribes, pursuant to compliance with Assembly Bill 52 (AB 52), as summarized in pages 4.15-2 and 4.15-6 of the Draft Master EIR. In December 2018, the City received requests for consultation from the United Auburn Indian Community (UAIC) and Wilton Rancheria. AB 52 includes provisions protecting the confidentiality of the consultation process, which is conducted on a government-to-government basis. In January 2020, the City provided the tribes with copies of the archaeological sensitivity maps from the 2035 General Plan to solicit feedback on possible updates to the maps. Individual consultation meetings occurred in May between the City and Wilton Rancheria (May 17) and the City and UAIC (May 25). On August 16, 2021, the City provided draft policy proposals for archaeological resources and tribal cultural resources (TCRs) to both the UAIC and Wilton Rancheria and on September 7, 2021, UAIC submitted several suggestions to the policies.

With consideration of feedback from consulting Native American tribes, the City determined that because compliance with relevant state and federal regulation, and the 2040 General Plan policies, would not prevent the loss of every known or unanticipated TCR in the Planning Area, this impact is considered significant.

Compliance with the required tribal notification and consultation requirements and 2040 General Plan policies (HCR-1.14 and HCR-1.17), along with the implementing action (HCR-A.8) aimed at protecting TCRs would help reduce the significance of the impact. However, because there is

no feasible mitigation available to ensure damage or destruction of a TCR would not occur, the impact was determined to remain significant and unavoidable.

The proposed project is included within the City's infill development area, and no known TCRs have been identified at the project site. Page 6-58 of Technical Background Report for the 2040 General Plan includes Figure 6-9, Archaeological Sensitivity, which provides a Planning Area-wide summary of areas to considered to be of moderate to high sensitivity for archaeological resources. The project site is not located in an area considered to be of high or moderate sensitivity and is identified as being in an area of low sensitivity for archaeological resources.

In addition to a review of known areas of archaeological sensitivity, a Cultural Resources Evaluation was conducted by a qualified archaeologist, which included background research and a surface survey of the project area. No pre-contact archaeological resources, including those that could be considered TCRs, were identified during the survey effort (ESA, 2024). As discussed in the Cultural Resources section above, resource P-34-005225, the Sacramento River Tribal Cultural Landscape, is a multi-era Native American traditional use area that intersects the project site. While the entire 14.58 acres that comprise the current project site are situated within the landscape boundary, no features or resources that could be considered character-defining elements associated with this landscape are present within the project site.

The California Native American Heritage Commission (NAHC) was contacted to determine if there are any sacred sites listed in the Sacred Lands file located within or near the project site. The results provided on October 8, 2024, indicated that there are no sacred sites in the project site or vicinity. The NAHC provided a list of Native American tribes to contact regarding additional information.

The proposed project would include ground disturbance for site grading, the development of structures, placement of subsurface utilities, and installation of cast-in-drilled-hole (CIDH) piles to support the poles to support netting around the perimeter of the driving range. The level of ground disturbance would be similar to the level and types of ground disturbance that could occur with the development of other uses consistent with the General Plan land use and zoning designations for the site.

Based on review of available records, results of the surface survey, and the location in the project site in an area that is not considered to be of heightened sensitivity for the presence of archaeological resources, the project is considered to have low potential for the presence of TCRs. However, as noted in the Technical Background Report for the 2040 General Plan (Page 6-59), low sensitivity indicates that it is unlikely that sites occur in these areas, but it does not rule out the possibility that a site could exist and be obscured through historic use and development or through natural processes, such as siltation. Therefore, unknown subsurface TCRs could exist within the project site that could be inadvertently discovered during project construction. 2040 General Plan policies HCR-1.14 and HCR-1.17, and implementing action HCR-A.8, would require the implementation of measures that would reduce the potential for adverse impacts to such resources. However, as concluded in the Master EIR, these measures would not ensure

damage or destruction of a TCR would not occur. The impact would be similarly significant and unavoidable, consistent with the determination of the Master EIR.

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The Cultural Resources Evaluation for the Topgolf project, which included background research, a surface survey, and consultation with the Native American Heritage Commission (NAHC), identified no pre-contact or historic TCRs within the project site. While the project site is situated within the Sacramento River Tribal Cultural Landscape boundary, no character-defining features associated with this landscape are present on-site. Additionally, the NAHC reported no sacred sites within the project vicinity. There is no new information of substantial importance indicating that project-specific impacts on TCRs would be significant or more severe than previously analyzed. Furthermore, no feasible mitigation measures or alternatives have been identified that would substantially reduce TCR impacts beyond what was analyzed in the EIR. For these reasons, impacts to TCRs from the proposed project would not require further environmental review.

References

City of Sacramento, 2021. Technical Background Report. Approved January 19, 2021. Pages 6-57, 6-58, and 6-59. Available at https://www.cityofsacramento.gov/community-development/planning/long-range/general-plan/2040-general-plan/resources.

3.19 Utilities and Service Systems

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion

The Master EIR concluded that new development within the plan area would not exceed the capacity of existing utility service providers and would result in less-than-significant impacts related to water supply, wastewater generation, solid waste, and electricity demand (City of Sacramento, 2024). The Topgolf project would connect to the existing utility infrastructure available in South Natomas, and no substantial offsite improvements would be necessary. As the project is located within an Office Building - Planned Unit Development (OB-PUD) zone, the utility demand for this type of development has already been considered within the General Plan growth assumptions.

Water Supply

The Topgolf facility would generate a new demand for water, which would primarily be used for domestic and irrigation purposes. Water service will be provided by the City of Sacramento through new water connections onsite. The General Plan's Water Supply Assessment (WSA) confirmed that the City has sufficient water resources to meet the demands of planned development, including the Topgolf project. Additionally, the project would incorporate Best Management Practices (BMPs) for water conservation, in compliance with General Plan policies, to further minimize water usage. Given these factors, the project would result in a less-than-significant impact on water supply.

Wastewater

The project would generate additional wastewater from restroom facilities and kitchens within the Topgolf facility. Wastewater services will be provided through connections to the existing City of Sacramento sewer system. The wastewater generated by the project is consistent with the type and amount anticipated under the Master EIR and would not result in the need for new or expanded wastewater treatment facilities. Therefore, the wastewater impact would be less than significant.

Solid Waste

The solid waste generated by the Topgolf facility would primarily consist of materials from food and beverage services, as well as typical operational waste. Solid waste collection and disposal services will be provided by the City of Sacramento's Recycling and Solid Waste Division (Department of Public Works) in accordance with Sacramento's solid waste reduction and recycling policies, as outlined in the Sacramento Integrated Waste Management Plan. The amount of solid waste generated by the project would be in line with the assumptions made for commercial land uses in the Master EIR, and there would be no significant increase in demand for solid waste management services. Impacts related to solid waste would, therefore, be less than significant.

Electricity

Electricity for the Topgolf facility would be provided by the Sacramento Municipal Utility District (SMUD). The project would include energy-efficient systems in compliance with California's Title 24 Building Energy Efficiency Standards, ensuring that electricity consumption remains within the anticipated levels for new commercial developments. As there are no indications that the project would exceed SMUD's service capacity, and no new offsite infrastructure would be needed, the impact on electricity demand would be less than significant.

Stormwater Drainage

Stormwater from the project site would be managed through an on-site drainage system that connects to the existing municipal stormwater infrastructure. The project will comply with the Sacramento Stormwater Quality Improvement Plan (SQIP), which requires the use of stormwater management features such as permeable surfaces and bioswales to control runoff and improve water quality. The stormwater management features incorporated into the site design ensure that runoff would be adequately controlled, resulting in a less-than-significant impact on stormwater infrastructure.

Conclusion

The changes introduced by the proposed project and/or new circumstances relevant to the proposed project would not, as compared to development assumed in the Master EIR, result in any new significant impacts that are peculiar to the proposed project or its site. The project aligns with the General Plan's infill development goals, utilizing existing infrastructure without imposing significant new demand on utilities or service systems. The Topgolf project would

operate within the capacity limits and service provisions already analyzed in the Master EIR, including water, wastewater, and stormwater systems. No new information indicates any peculiar impacts to utility systems beyond those already anticipated, nor are there feasible mitigation measures or alternatives newly identified that would reduce utility impacts but remain unimplemented. For these reasons, impacts to utilities and service systems from the proposed project would not require further environmental review.

References

City of Sacramento. (2024). *Sacramento 2040 General Plan*. Retrieved from https://www.cityofsacramento.org/Community-Development/Planning/Long-Range/General-Plan. Accessed October 15, 2024.

Sacramento Municipal Utility District (SMUD). (2024). *Energy Services Overview*. Retrieved from https://www.smud.org. Accessed October 15, 2024.

3.20 Wildfire

Issues (and Supporting Information Sources):	*Significant Impact Peculiar to Project or Project Site*	*Significant Impact not Identified in EIR*	*Significant Impact due to Substantial New Information*	*No Significant Impact not Previously Identified in EIR*
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

The Master EIR determined that new development under the General Plan would not be subject to significant wildfire risks due to its location within an urbanized area (City of Sacramento, 2024). The proposed Topgolf project site is located in South Natomas, Sacramento, which is not classified within the Very High Fire Hazard Severity Zone (VHFHSZ) as mapped by the California Department of Forestry and Fire Protection (CAL FIRE). Per Government Code Sections 51175-51189, CAL FIRE identifies VHFHSZs within Local Responsibility Areas (LRAs). Therefore, the proposed project would have no impact related to wildfire hazard.

References:

CAL FIRE. (2023). *Fire Hazard Severity Zones*. Retrieved from https://www.fire.ca.gov/programs/fire-prevention/wildfire-preparedness/fire-hazard-severity-zones/. Accessed October 15, 2024.

4.0 Environmental Determination

As established in the discussions above regarding the potential project-specific impacts of the Topgolf Project, none of the criteria described in Section 15183 of the CEQA Guidelines has occurred, for which the City would be required to prepare a subsequent EIR (or negative declaration) under CEQA.

- **Section 15183(b)(1).** The proposed project would not result in any significant environmental effects which are peculiar to the project or the parcel on which the project would be located.
- **Section 15183(b)(2).** The proposed project would not result in any significant environmental effects which were not analyzed as significant effects in the Sacramento 2040 Master EIR.
- **Section 15183(b)(3).** The proposed project would not result in any significant off-site impacts or cumulative impacts which were not discussed in the Sacramento 2040 Master EIR.
- **Section 15183(b)(4).** There would be no previously identified significant effects which, as a result of substantial new information not known at the time the Sacramento 2040 Master EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This document satisfies the criteria described in Section 15183 of the CEQA Guidelines. An Environmental Checklist is the appropriate CEQA document for the current circumstances relevant to the Sacramento 2040 Master EIR, as none of the conditions described in Section 15183 calling for preparation of a subsequent EIR have occurred.

Having considered the analysis set forth in this document, the City of Sacramento has grounds to conclude that the analyses conducted and the conclusions reached in the Master EIR remain relevant and valid. Based on the record, there is no substantial evidence to support a fair argument that the Topgolf Sacramento may result in significant environmental impacts not previously studied in the Master EIR and, accordingly, the project changes would not result in any conditions identified in CEQA Guidelines Section 15183. Thus, a subsequent EIR is not required for the changes to the project, and no further environmental analysis is required for the proposed project. The proposed project remains subject to all applicable previously required mitigating policies of the Sacramento 2040 General Plan.

Appendices:

A. Biological Resources Technical Report

B. Technical Lighting Specifications

Appendix A

Biological Resources Technical Report

Draft

TOPGOLF SACRAMENTO

Biological Resources Assessment
City of Sacramento, California

Prepared for
City of Sacramento
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

October 2024

Draft

TOPGOLF SACRAMENTO

Biological Resources Assessment
City of Sacramento, California

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CHAPTER 1
Introduction

1.1 Background and Purpose

The project applicant proposes to develop a multi-level Topgolf (Project) in the South Natomas neighborhood of the City of Sacramento, California. The Project includes a large, three-story structure with multiple golf bays, high netting for the golf driving range, dining areas, and event spaces. The building footprint would cover approximately 65,000 square feet, with outdoor areas designated for guest seating and entertainment. The Project intends to comply with the Natomas Basin Habitat Conservation Plan (NBHCP).

The purpose of this report is to assess the suitability of the Study Area to support special-status species and other sensitive biological resources. This report presents the findings of vegetation and wildlife surveys that identify the potential presence and distribution of special-status plant and wildlife species and sensitive natural communities in the Study Area.

1.2 Project Location

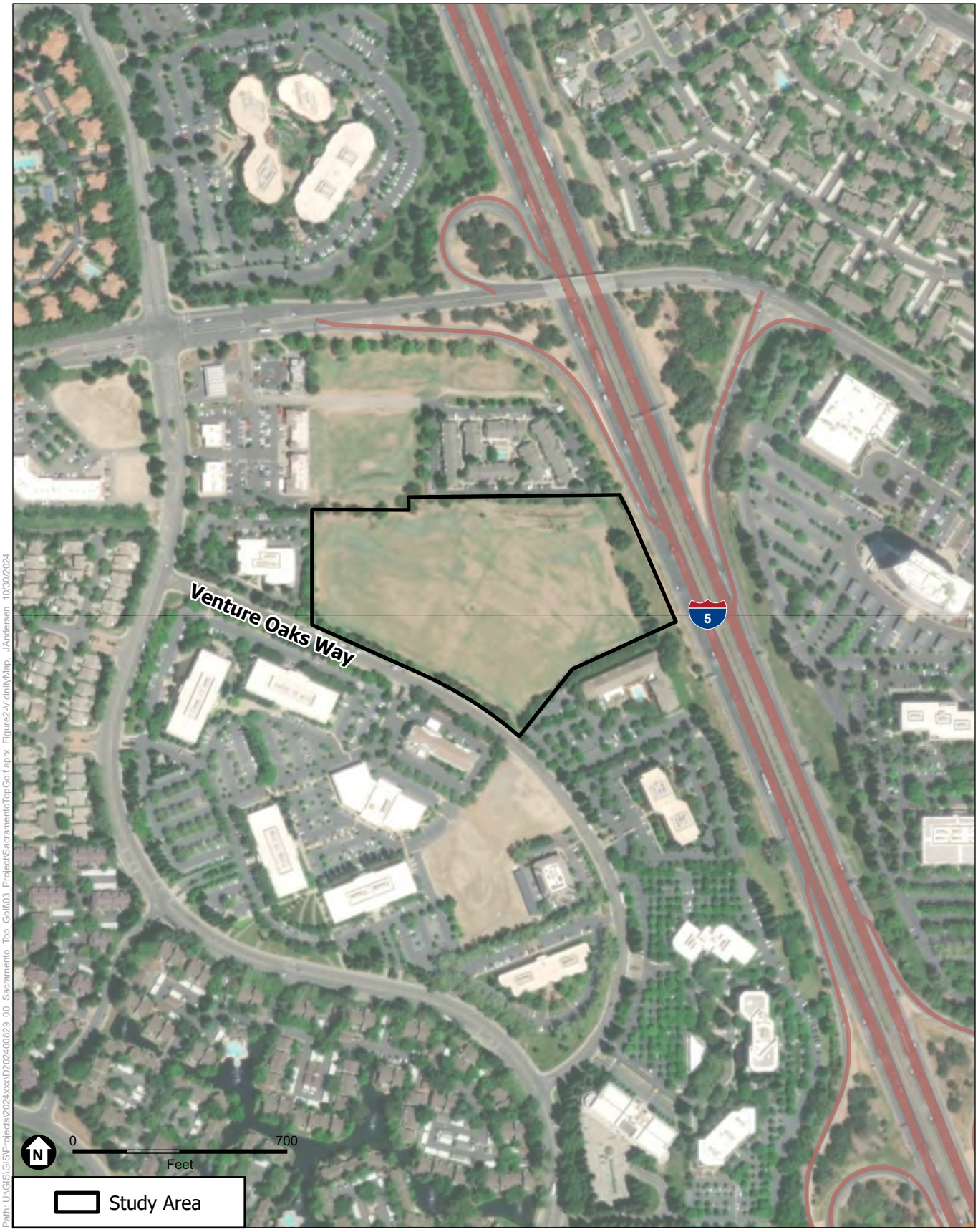
The approximately 14.5-acre Topgolf project site is located in the South Natomas neighborhood of the City of Sacramento, California. The Study Area is mostly ruderal land cover that has been consistently disturbed by discing activities. It is bound by Interstate-5 (I-5) to the east, a hotel to the southeast, Venture Oaks Way to the southwest, commercial development to the west, and undeveloped land and a hotel to the north. The site is zoned OB-PUD (Commercial, Office, and Mixed-Use – Planned Unit Development) and is designated as Office Mixed-Use under the Sacramento 2040 General Plan. Land in the region consists of a combination of residential, commercial, and undeveloped areas. The Study Area consists of assessor's parcel numbers (APNs) 274-0320-059, -060, -061, -062, -063, and -064 and is located on the Sacramento West U.S. Geological Survey topographic quadrangle (T9N, R4E, Sections 26 and 23; **Figure 1**). **Figure 2** is a vicinity map of the study area.

SOURCE: ESRI, 2024; ESA, 2024

Topgolf Sacramento

Figure 1
Regional Location Map

ESA



SOURCE: ESRI, 2024; ESA, 2024

Topgolf Sacramento

Figure 2
Project Vicinity Map

ESA

1.3 Regulatory Context

Biological resources in the Study Area may fall under the jurisdiction of various regulatory agencies and be subject to their regulations. In general, the greatest legal protections are provided for plant and wildlife species that are formally listed by the federal or state government. The following regulations and laws are commonly associated with projects that have the potential to affect biological resources:

- Federal Endangered Species Act (FESA)
- Federal Migratory Bird Treaty Act
- Federal Bald and Golden Eagle Protection Act
- Federal Clean Water Act, Section 404
- California Endangered Species Act (CESA)
- California Fish and Game Code Sections 3500–3705, Migratory Bird Protection
- California Native Plant Protection Act
- California Fish and Game Code Section 1600, Lake or Streambed Alterations
- California Porter-Cologne Water Quality Control Act
- California Environmental Quality Act (CEQA) Guidelines Section 15380

These regulations are presented and discussed in **Attachment A**, Regulatory Context.

CHAPTER 2
Methods

2.1 Study Area

The Study Area is located within a highly urbanized area within the South Natomas neighborhood in the City of Sacramento. The term Study Area in this report specifically refers to the approximately 14.5 acres consisting of APNs 274-0320-059, -060, -061, -062, -063, and -064 located between Venture Oaks Way and I-5 where the development of the multi-level Topgolf facility is proposed.

2.2 Review of Background Information

ESA biologists reviewed publicly available and subscription-based biological resource data to establish baseline project conditions that would be evaluated and confirmed by field surveys. A list of special-status wildlife and plant species with potential to occur in or near the Study Area was compiled from nine-quadrangle searches of the CNDDB (CDFW 2024) and CNPS's Rare Plant Inventory (CNPS 2024); a search of the USFWS Information for Planning and Consultation database (USFWS 2024); and review of biological literature of the region for the following 7.5-minute USGS topographic quadrangles:

Grays Bend	Taylor Monument	Rio Linda
Davis	Sacramento West	Sacramento East
Saxon	Clarksburg	Florin

From the full list of species, each species was individually assessed based on habitat requirements and distribution relative to the vegetation communities present in and around the Study Area. The results of the database queries are in **Attachment B**.

The following data sources assisted in this analysis:

- Sacramento West USGS topographic map
- Historic and current aerial imagery (Google Earth 2024)
- Soil maps and information from the National Resources Conservation Service (NRCS 2024)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2024)
- The California Native Plant Society (CNPS) online database (CNPS 2024)
- A U.S. Fish and Wildlife Service Information for Planning and Consultation species list (USFWS 2024)

2.3 Survey Methodology

2.3.1 Survey Dates and Personnel

ESA Biologists Jessica Orsolini and AJ Samra conducted the biological field survey on October 9, 2024. Temperatures ranged from 83-87 °F with sunny conditions, no cloud cover, and winds at 0-5 mph. The survey was conducted to observe and characterize vegetation communities in the Study Area, to assess habitat quality and the potential for special-status wildlife species and special-status plant species, and to assess for the presence of any potential aquatic resources.

2.3.2 Biological Surveys

The biological survey consisted of walking through the Study Area to evaluate vegetative communities, verify the presence of any aquatic resources, record plant and wildlife species observed, and document habitat for special-status species with the potential to occur. Habitat types were characterized based on species present and defined according to the land use classification system in the NBHCP. A list of plant species observed during surveys is included as **Attachment C** and a list of wildlife species observed during surveys is included as **Attachment D**.

2.4 Special-Status Species

Several species known to occur in or near the Study Area are regulated pursuant to federal and/or State endangered species laws or have been designated as Species of Special Concern by CDFW. In addition, Section 15380(b) of the California Environmental Quality Act (CEQA) Guidelines defines rare, endangered, or threatened species that are not included in any listing.[1] Species recognized under these terms are collectively referred to as special-status species. Special-status species or natural communities evaluated in this report are defined as:

1. Species listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (FESA) (50 Cod of Federal Regulations [CFR] 17.12 [listed plants], 50 CFR 17.11 [listed animals], and various notices in the Federal Register [FR] [proposed species])

2. Species that are candidates for possible future listing as threatened or endangered under the FESA (61 FR 40, February 28, 1996)

3. Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (California Code of Regulations [CCR], Title 14, Section 670.5)

4. Plants listed as rare or endangered under the California Native Plant Protection Act (NPPA) (Fish and Game Code, Section 1900 et seq.)

5. Animal species of special concern to CDFW

[1] For example, vascular plants listed as rare or endangered or as Rare Plant Rank 1 or 2 by CDFW are considered to meet the requirements of CEQA Guidelines Section 15380(b).

6. Animals fully protected under Fish and Game Code (Fish and Game Code, Section 3511 [birds], Section 4700 [mammals], and Section 5050 [reptiles and amphibians])

7. Species that meet the definitions of rare and endangered under the California Environmental Quality Act (CEQA); a plant or animal species may be treated as "rare or endangered" even if not on one of the official lists (State CEQA Guidelines, Section 15380)

8. Plants ranked by CNPS as "rare, threatened, or endangered in California" (California Rare Plant Ranks [CRPRs] 1A, 1B, and 2) meet CEQA significance criteria and State Fish and Game Code sections 1901, 2062, and 2067 criteria as rare, threatened, or endangered species

9. Natural communities that are waters, wetlands, riparian communities, or any biological community ranked S1, S2, or S3 by CDFW (2023)

Laws and regulations that may apply to special-status species or sensitive natural communities are further described in Attachment A. Each of the special-status species or natural communities from the queries in Attachment B is evaluated in the table in **Attachment E**. The table provides a summary of the special-status species, their general habitat requirements, and an assessment of their potential to occur in the study area. The "Potential for Occurrence" categories are defined as follows:

- **None:** The study area does not support suitable habitat for a particular species, does not provide soils required for the species to inhabit, or is outside of the species known elevation or geographic range;
- **Low:** The study area only provides limited amounts and low-quality habitat for a particular species. In addition, the known range for a particular species may be outside of the immediate study area;
- **Moderate:** The study area provides suitable habitat for a particular species;
- **High:** The study area provides ideal habitat conditions for a particular species and/or known populations occur in immediate area and/or within the study area; or
- **Present:** The species was observed during the biological surveys within the study area.

Species with a moderate or higher potential to occur are further discussed in Chapter 3.

CHAPTER 3
Environmental Setting

This chapter summarizes the results of the background information gathering and field surveys to establish the environmental baseline of natural communities and habitats, aquatic resources, and the potential for occurrence of special-status species within the Study Area.

3.1 Soil Types

The *Custom Soil Resource Report* (NRCS 2024) (**Attachment F**) identifies one map unit in the Study Area. All colors refer to moist soil. Typical profiles of this soil series are described below (NRCS 2024).

Sailboat silt loam, partially drained, 0-2% slopes. The Sailboat series consists of very deep, somewhat poorly drained soils which contain a buried soil and that formed in alluvium from mixed sources. Sailboat soils are on natural levees and on low flood plains. Slopes are 0 to 2 percent. The mean annual precipitation is about 16 inches and the mean annual temperature is about 59 degrees F. A typical profile of Sailboat silt loam has:

Ap	0-6 inches	Dark yellowish brown (10YR 4/4) slightly acidic silt loam.
A	6-16 inches	Dark yellowish brown (10YR 4/4) neutral silt loam.
C	16-28 inches	Yellowish brown (10YR 5/4) slightly alkaline silt loam.
2Akb	28-34 inches	Dark grayish brown (2.5YR 4/2) moderately alkaline clay loam.
2C	34-49 inches	Dark grayish brown (2.5YR 4/2) moderately alkaline loam.
2Ck	49-62 inches	Dark grayish brown (2.5Y 4/2) moderately alkaline loam.

3.2 Land Cover Types

Land covers are assemblages of plant species that are defined by species composition and relative abundance. The land cover types described herein correlate with the land classification established by the Natomas Basin Habitat Conservation Plan (2003). **Table 1** and **Figure 3** identify the land covers that occur within the study area. Photographs of these land cover types are in **Appendix G.**

TABLE 1
ACREAGES OF LAND COVER TYPES IN THE STUDY AREA

Land Cover Type	NBHCP Land Classification	Acreage
Ruderal	Ruderal	12.61
Landscaping	Urban	1.81
	Total	**14.42**

3.2.1 Ruderal

The majority of the Study Area consists of the ruderal land cover type. The ruderal land cover is highly disturbed, with evidence of regular discing activities. This land cover type contains minimal vegetation, and where present, primarily consists of non-native grasses and forbs. Dominant plant species observed in this land cover in the Study Area are field bindweed (*Convolvulus arvensis*) and Johnson grass (*Sorghum halepense*). On the northern edge of the Study Area in the ruderal land cover is an approximately 300-foot-long dirt mound dominated by milk thistle (*Silybum marianum*). Native species appear sparsely through this land cover type, with small valley oaks (*Quercus lobata*) present within the central and northern portion of the Study Area. Along the southwestern edge of this land cover, adjacent to the urban landscaping, is an approximately 15-foot-wide strip where disking appears to occur less frequently. In this narrow strip, species such as American licorice (*Glycyrrhiza lepidota*), Himalayan blackberry (*Rubus armeniacus*), and narrowleaf willow (*Salix exigua*) have established. Two sets of power lines consisting of transmission lines on tall metal towers and distribution lines on wood poles run parallel to each other along the northern Study Area boundary within the ruderal land cover type. The ruderal land cover observed during the field survey is consistent with the 2001 Habitat Types mapped by NBHCP (City of Sacramento, Sutter County, Natomas Basin Conservancy 2003).

Path: U:\GIS\GIS\Projects\2024xxx\D202400829_00_Sacramento_Top_Golf\03_Project\SacramentoTopGolf.aprx, Figure3-LandCoverTypes, JAndersen, 10/30/2024

SOURCE: ESRI, 2024; City of Sacramento, 2024; ESA, 2024

Topgolf Sacramento

Figure 3
Land Cover Types

ESA

3.2.2 Urban (Landscaping)

Urban areas of the Study Area primarily consist of landscaping along the parcel edges. This land cover type predominantly consists of non-native, landscaped plant species with scattered native trees. Urban areas are consistently maintained through mowing, pruning, fallen leaf and weed removal. Grass in the urban landscaped areas is dominated by Bermuda grass (*Cynodon dactylon*). Common shrubs in this land cover in the Study Area are Chinese firethorn (*Pyracantha fortuneana*), Oregon grape (*Berberis aquifolium*), rosemary (*Salvia rosemarinus*), and oleander (*Nerium oleander*). Common trees species are coast redwood (*Sequoia sempervirens*), silver maple (*Acer saccharinum*), Chinese tallowtree (*Triadica sebifera*), Callery pear (*Pyrus calleryana*), and green ash (*Fraxinus pennsylvanica*). Native tree species intermixed within the urban landscaped setting include valley oak and coast live oak (*Quercus agrifolia*). One culvert structure was observed at the northeastern corner of the Study Area in the urban landscaping land cover type. The culvert appears to direct upland sheet flow underneath the adjacent I-5 roadway to the east. The urban land cover observed during the field survey is consistent with the 2001 Habitat Types mapped by NBHCP (City of Sacramento, Sutter County, Natomas Basin Conservancy 2003).

3.3 Waters of the United States

There were no potential waters of the United States or State subject to regulation by the USACE and/or the Central Valley Water Quality Control Board within the Study Area. A search of the National Wetland Inventory (NWI 2024) also showed an absence of potential waters of the U.S. or State.

3.4 Special-Status Species

Several species known to occur in or near the Study Area are protected by federal and/or state endangered species laws or have been designated as Species of Special Concern by CDFW. In addition, Section 15380(b) of the California Environmental Quality Act (CEQA) Guidelines defines rare, endangered, or threatened species that are not included in any listing.[2] Species recognized under these terms are collectively referred to as *special-status species*.

Only one special-status wildlife species, Swainson's hawk (*Buteo swainsoni*), was identified as having moderate potential to occur in or near the Study Area. No special-status plant species are expected to occur in the Study Area. Swainson's hawk is covered under the NBCHP with specific protocols to establish take avoidance, minimization of habitat reduction, and mitigation of habitat loss.

3.4.1 Special-Status Wildlife Species

Swainson's Hawk

Swainson's hawk is a State-listed threatened species and is covered under the NBHCP. They are medium-sized opportunistic predators that feed on rodents, rabbits, bats, large arthropods, amphibians, reptiles, birds, and rarely, fish. This species arrives in California in late February and departs for wintering grounds in early September. Eggs are typically laid in April and early May. Swainson's hawks reside in a wide variety of open habitats, including prairies, grasslands, and intensively farmed areas. They nest on

[2] For example, vascular plants listed as rare or endangered or as Rare Plant Rank 1 or 2 by CDFW are considered to meet the requirements of CEQA Guidelines Section 15380(b).

platforms of sticks, bark, fresh leaves in a tree, bush, or utility pole that is 4 to 100 feet above ground. Nests are usually constructed in riparian corridors adjacent to agricultural fields or pastures.

Swainson's hawks were historically distributed throughout the lowlands of California, absent only from the Sierra Nevada, north Coast Ranges, and Klamath Mountains, and portions of the Southern California deserts. Currently, the highest density occurs in the Central Valley, between Sacramento and Modesto, and in the northern San Joaquin Valley.

There are 314 CNDDB records of Swainson's hawk on the nine quads centered on the Study Area. The closest three CNDDB records of Swainson's hawk all occur approximately 0.6 mile from the Study Area (CDFW 2024). The first of these records is located approximately 0.63-mile northwest of the Study Area off Hazel Gaze Street by Metro Center Park. In May 2000, a nest with an incubating adult was observed in a black walnut overgrown by grape vines. The second of these records is located 0.63-mile southwest of the Study Area on the west side of the Natomas East Main Drainage Canal, with a nest situated within a large sycamore surrounded by riparian vegetation in July 2003. The third record is located 0.6-mile south of the site within Discovery Park on the Sacramento River, with a nesting pair and one fledgling observed in 1992.

Large to moderately sized trees around the perimeter of the Study Area, including the native oaks and green ash, provide suitable nesting habitat for Swainson's hawk. The ruderal land cover could provide foraging habitat for this species, though its suitability is reduced due to its location in an urban setting and regular human disturbance. Habitat more suitable for Swainson's hawk foraging is located on agricultural land approximately a mile west and northwest of the Study Area. Swainson's hawk was not observed on site during the field survey. Swainson's hawk has moderate potential to nest and forage in the Study Area. The NBHCP designated a 'Swainson's Hawk Zone' adjacent to the Sacramento River where development permits are limited. The Study Area is not located in the NBHCP Swainson's Hawk Zone.

Other Nesting Birds

The federal Migratory Bird Treaty Act (MBTA; 16 U.S.C. 703-711) regulates most native bird species and their nests. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of young is considered a 'take' of the species under federal law.

California Fish and Game Code §3503 regulates most birds and their nests. California Fish and Game Code §3503.5 further regulates all birds in the orders Falconiformes and Strigiformes (collectively known as birds of prey). Birds of prey include raptors, falcons, and owls. The Code makes it unlawful to take or needlessly destroy the nest or eggs of most bird species.

The study area provides potential nesting habitat for birds regulated by the MBTA and California Fish and Game Code. Birds may nest in trees, shrubs, in or on the ground, or on structures depending on species. No active bird nests were observed during the survey, but nests could be established in the future. The nesting season for most species is typically February 1 through August 31.

3.5 Critical Habitat for Listed Fish and Wildlife Species

USFWS defines the term critical habitat in the FESA as a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. There are no critical habitat designations within the Study Area.

CHAPTER 4
References and Report Preparation

References

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Report Preparation

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Attachment A
Regulatory Context

ATTACHMENT A
Regulatory Context

Federal

U.S. Fish and Wildlife Service

The United States Fish and Wildlife Service (USFWS) administers the Federal Endangered Species Act (FESA) (16 United States Code [USC] 153 et seq.), the Migratory Bird Treaty Act (MBTA) (16 USC 703–711), and the Bald and Golden Eagle Protection Act (16 USC 668). These regulations are described below.

Federal Endangered Species Act

Under the FESA, the Secretary of the Interior and Secretary of Commerce have joint authority to list a species as threatened or endangered (16 USC Section 1533[c]). Two federal agencies oversee the FESA: USFWS has jurisdiction over plants, wildlife, and resident fish, while the National Marine Fisheries Service (NMFS) has jurisdiction over anadromous fish and marine fish and mammals. Section 7 of the FESA mandates that federal agencies consult with USFWS and NMFS to ensure that federal agency actions do not jeopardize the continued existence of a listed species or destroy or adversely modify critical habitat for listed species. The FESA prohibits the "take"[3] of any fish or wildlife species listed as threatened or endangered, including the destruction of habitat that could hinder species recovery.

Section 10 requires the issuance of an incidental take permit before any public or private action may be taken that could take an endangered or threatened species. The permit requires preparation and implementation of a habitat conservation plan that would offset the take of individuals that may occur, incidental to implementation of a proposed project, by providing for the protection of the affected species.

The FESA specifies that a federal agency reviewing a project within its jurisdiction must determine whether any federally listed threatened or endangered species may be present in the project area, and whether the proposed action will have a potentially significant impact on such species. The agency also must determine whether the proposed action is likely to jeopardize the continued existence of any species proposed to be listed under the FESA, or to result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC Sections 1536[3] and 1536[4]). No federal actions apply to the current Study Area.

[3] *Take* is defined as harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, collecting, or attempting to engage in any such conduct.

Critical Habitat

USFWS designates *critical habitat* for listed species under the FESA. Critical habitat designations are specific areas within the geographic region that are occupied by a listed species and are determined to be critical to the species' survival and recovery in accordance with the FESA. Federal entities issuing permits or acting as lead agencies must show that their actions do not negatively affect the critical habitat to the extent that it impedes the recovery of the species. The Study Area is not within designated critical habitat.

Migratory Bird Treaty Act

The MBTA (16 USC Sections 703–711) affirms and implements a commitment by the United States to four international conventions (with Canada, Mexico, Japan, and Russia) for the protection of a shared migratory bird resource. This law prohibits intentionally pursuing, hunting, taking, capturing, or killing migratory birds anywhere in the United States, unless and except as permitted by regulations. The law also applies to the intentional disturbance and removal of nests occupied by migratory birds or their eggs during the breeding season.

On December 22, 2017, the United States Department of the Interior redefined *incidental take* under the MBTA to state that "the MBTA's prohibition on pursuing, hunting, taking, capturing, killing, or attempting to do the same applies only to direct and affirmative purposeful actions that reduce migratory birds, their eggs, or their nests, by killing or capturing, to human control."[4] Thus, the federal MBTA definition of *take* does not prohibit or penalize the incidental take of migratory birds that results from actions that are performed without motivation to harm birds. This interpretation differs from the prior federal interpretation of take, which prohibited all incidental take of migratory birds, whether intentional or incidental.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act, enforced by USFWS, makes it illegal to import, export, take (which includes molest or disturb), sell, purchase, or barter any bald eagle (*Haliaeetus leucocephalus*) or golden eagle (*Aquila chrysaetos*) or parts thereof.

United States Army Corps of Engineers

Clean Water Act, Section 404

The United States Army Corps of Engineers administers Section 404 of the Clean Water Act. Section 404 regulates activities in wetlands and "other waters of the United States." Wetlands are a subset of waters of the United States that are defined as follows in Code of Federal Regulations (CFR) Title 33, Section 328.3(a) and Title 40, Section 230.3(s) (33 CFR 328.3[a] and 40 CFR 230.3[s]):

(1) All waters that are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of the tide.

[4] United States Department of the Interior. 2017. *The Migratory Bird Treaty Act Does Not Prohibit Incidental Take*. Office of the Solicitor, Memorandum (M-37050) to Secretary, Deputy Secretary, Assistant Secretary for Land and Minerals Management, and Assistant Secretary for Fish and Wildlife and Parks Department, December 22, 2017.

(2) All interstate waters including interstate wetlands. (Wetlands are defined by the federal government [33 CFR 328.3(b), 1991] as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances support, a prevalence of vegetation typically adapted for life in saturated soil conditions).

(3) All other waters—such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds—the use, degradation, or destruction of which could affect interstate or foreign commerce. This includes any waters with the following current or potential uses:

- That are or could be used by interstate or foreign travelers for recreational or other purposes,
- From which fish or shellfish are or could be taken and sold in interstate or foreign commerce, or
- That are used or could be used for industrial purposes by industries in interstate commerce.

(4) All impoundments of waters otherwise defined as waters of the United States under the definition.

(5) Tributaries of waters identified in paragraphs (1) through (4).

(6) Territorial seas.

(7) Wetlands next to waters identified in paragraphs (1) through (6).

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding the Clean Water Act jurisdiction remains with the U. S. Environmental Protection Agency (328.3[a][8] added 58 CFR 45035, August 25, 1993).

Regulatory waters under the jurisdiction of the United States Army Corps of Engineers do not occur in the Study Area and would not be affected by proposed activities.

State

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) administers laws and programs designed to protect fish and wildlife resources under the Fish and Game Code, such as the California Endangered Species Act (CESA) (Fish and Game Code Section 2050 et seq.), Fully Protected Species (Section 3511), the Native Plant Protection Act (Sections 1900 to 1913), and the Lake or Streambed Alteration Agreement Program (Sections 1600 to 1616). These regulations are described below.

California Endangered Species Act

In 1984, the State of California implemented the CESA, which prohibits the take of state-listed endangered and threatened species, although habitat destruction is not included in the state's definition of take. Section 2090 requires state agencies to comply with endangered species protection and recovery laws and regulations and to promote conservation of these species. CDFW administers the act and authorizes take through California Fish and Game Code Section 2081 agreements (except for designated fully protected species; see below). Unlike its federal counterpart, the CESA also applies to candidate species that have been petitioned for listing.

Regarding listed rare and endangered plant species, CESA defers to the California Native Plant Protection Act (described below).

California Fish and Game Code Sections 3503, 3503.5, and 3513

Under these sections of the Fish and Game Code, the project operator is not allowed to conduct activities that would result in the take, possession, or destruction of any birds of prey; the take or possession of any migratory nongame bird; the take, possession, or needless destruction of the nest or eggs of any raptors or nongame birds; or the take of any nongame bird pursuant to Fish and Game Code Section 3800. Section 3513 adopts the United States Department of the Interior's take provisions under the MBTA.[5]

Native Plant Protection Act

California Fish and Game Code Section 1900–1913, also known as the Native Plant Protection Act, is intended to preserve, protect, and enhance endangered or rare native plants in California. The act directs CDFW to establish criteria for determining which native plants are endangered or rare. Under Section 1901, a species is considered *endangered* when its prospects for survival and reproduction are in immediate jeopardy from one or more causes. A species is considered *rare* when, although not threatened with immediate extinction, it is in such small numbers throughout its range that it may become endangered. The act also directs the California Fish and Game Commission to adopt regulations governing the take, possession, propagation, or sale of any endangered or rare native plant.

Vascular plants that are identified as rare by CDFW, but that may have no designated status or protection under federal or state endangered species laws or regulations, are defined using the following California Rare Plant Ranks (CRPRs):

- **Rank 1A:** Plants presumed extinct.
- **Rank 1B:** Plants rare, threatened, or endangered in California and elsewhere.
- **Rank 2:** Plants rare, threatened, or endangered in California, but more numerous elsewhere.
- **Rank 3:** Plants about which more information is needed—a review list.
- **Rank 4:** Plants of limited distribution—a watch list.

In general, CRPR 1A, 1B, and 2 plants are considered to meet the criteria of California Environmental Quality Act (CEQA) Guidelines Section 15380, and effects on these species are considered "significant" in environmental impact reports. CRPR 1A, 1B or 2 plants also meet the definition of Section 1901, Chapter 10 (Native Plant Protection Act) and Sections 2062 and 2067 (California Endangered Species Act) of the California Fish and Game Code.

[5] Assembly Bill 2627, introduced in February 2018, would amend Section 3513 of the Fish and Game Code relating to migratory birds. The bill would amend California law to clarify that the State of California may issue orders, rules, or regulations that are more protective of migratory nongame birds than the rules or policies set forth by the United States Department of the Interior. Assembly Bill 2627 would not, in itself, restore incidental take protection to migratory nongame birds in California.

Lake or Streambed Alteration Program

CDFW regulates activities that would interfere with the natural flow of, or substantially alter, the channel, bed, or bank of a lake, river, or stream. Fish and Game Code Section 1602 requires that CDFW be notified of lake or stream alteration activities. If, after the notification is complete, CDFW determines that the activity may substantially adversely affect an existing fish and wildlife resource, CDFW is authorized to issue a streambed alteration agreement under Fish and Game Code Section 1603.

Requirements to protect the integrity of biological resources and water quality are often conditions of streambed alteration agreements. These requirements may include avoiding or minimizing the use of heavy equipment within stream zones, limiting work periods to avoid impacts on wildlife and fisheries resources, and restoring degraded sites or compensating for permanent habitat losses.

Species of Special Concern

CDFW maintains lists for candidate-endangered species and candidate-threatened species. California candidate species are afforded the same level of protection as listed species. California also designates *species of special concern*, which are species of limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. These species do not have the same legal protection as listed species or fully protected species but may be added to official lists in the future. CDFW intends the species of special concern list to be a management tool for consideration in future land use decisions.

State Water Resources Control Board

Porter-Cologne Water Quality Control Act

The State Water Resources Control Board, through its nine regional water quality control boards, regulates waters of the state through the California Clean Water Act (i.e., Porter-Cologne Water Quality Control Act). If the United States Army Corps of Engineers determines that wetlands or other waters are isolated waters and not subject to regulation under the federal Clean Water Act, the regional water quality control board may choose to exert its jurisdiction over these waters under the Porter-Cologne Water Quality Control Act as waters of the state.

CEQA Guidelines Section 15380

CEQA Guidelines Section 15380(b) provides that a species not on the federal or state list of legally protected threatened or endangered species may be considered rare or endangered if the species can be shown to meet certain specific criteria. These criteria have been modeled after the definition of the FESA and the section of the Fish and Game Code that discusses rare or endangered plants or animals. This section was included in the CEQA Guidelines primarily for situations in which a public agency is reviewing a project that may have a significant effect on a candidate species that has not yet been listed by CDFW or USFWS. CEQA provides the ability to protect species from potential project impacts until the respective agencies have the opportunity to designate the species' protection.

CEQA also specifies the protection of other locally or regionally significant resources, including natural communities or habitats. Although natural communities do not presently have legal protection, CEQA requires an assessment of such communities and potential project impacts. Natural communities identified

as sensitive in the CNDDB are considered by CDFW to be significant resources and fall under the CEQA Guidelines for addressing impacts. Local planning documents such as general and area plans often identify natural communities.

Local

Natomas Basin Habitat Conservation Plan (NBHCP)

The Natomas Basin Habitat Conservation Plan (NBHCP), adopted in November 1997 and revised in 2003, is designed to promote biological conservation along with economic development and continuation of agriculture within the 53,341-acre Natomas Basin, located in portions of northern Sacramento and southern Sutter Counties.

The NBHCP established a multi-species conservation program to mitigate the expected loss of habitat values and incidental take of protected species that would result from urban development, operation of irrigation and drainage systems, and rice farming. To meet the mitigation goals of the NBHCP, a mitigation fee is paid to the Natomas Basin Conservancy by developers of projects when they apply for grading and building permits. The Conservancy then uses the mitigation fees to acquire, restore, and manage mitigation lands to provide habitat for protected species and maintain agriculture in the Basin. Since the program's inception, the Conservancy has acquired approximately thirty-eight mitigation properties totaling over 5,100 acres within the Natomas Basin.

Attachment B
Database Queries

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Grays Bend (3812166) OR Davis (3812156) OR Saxon (3812146) OR Taylor Monument (3812165) OR Sacramento East (3812154) OR Sacramento West (3812155) OR Clarksburg (3812145) OR Rio Linda (3812164) OR Florin (3812144))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	SSC
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Archoplites interruptus Sacramento perch	AFCQB07010	None	None	G1	S1	SSC
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Astragalus tener var. ferrisiae Ferris' milk-vetch	PDFAB0F8R3	None	None	G2T1	S1	1B.1
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Atriplex cordulata var. cordulata heartscale	PDCHE040B0	None	None	G3T2	S2	1B.2
Atriplex depressa brittlescale	PDCHE042L0	None	None	G2	S2	1B.2
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta conservatio Conservancy fairy shrimp	ICBRA03010	Endangered	None	G2	S2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Centromadia parryi ssp. parryi pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
Charadrius montanus mountain plover	ABNNB03100	None	None	G3	S2	SSC
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Chloropyron palmatum palmate-bracted bird's-beak	PDSCR0J0J0	Endangered	Endangered	G1	S1	1B.1
Cicindela hirticollis abrupta Sacramento Valley tiger beetle	IICOL02106	None	None	G5TH	SH	
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Cuscuta obtusiflora var. glandulosa Peruvian dodder	PDCUS01111	None	None	G5T4?	SH	2B.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Egretta thula snowy egret	ABNGA06030	None	None	G5	S4	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Elderberry Savanna Elderberry Savanna	CTT63440CA	None	None	G2	S2.1	
Eryngium jepsonii Jepson's coyote-thistle	PDAPI0Z130	None	None	G2	S2	1B.2
Extriplex joaquinana San Joaquin spearscale	PDCHE041F3	None	None	G2	S2	1B.2
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Fritillaria agrestis stinkbells	PMLIL0V010	None	None	G3	S3	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Great Valley Cottonwood Riparian Forest Great Valley Cottonwood Riparian Forest	CTT61410CA	None	None	G2	S2.1	
Hibiscus lasiocarpos var. occidentalis woolly rose-mallow	PDMAL0H0R3	None	None	G5T3	S3	1B.2
Hypomesus transpacificus Delta smelt	AFCHB01040	Threatened	Endangered	G1	S1	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Lasthenia chrysantha alkali-sink goldfields	PDAST5L030	None	None	G2	S2	1B.1
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidium latipes var. heckardii Heckard's pepper-grass	PDBRA1M0K1	None	None	G4T1	S1	1B.2
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S3	
Lilaeopsis masonii Mason's lilaeopsis	PDAPI19030	None	Rare	G2	S2	1B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Melospiza melodia pop. 1 song sparrow ("Modesto" population)	ABPBXA3013	None	None	G5T3?Q	S3?	SSC
Myrmosula pacifica Antioch multilid wasp	IIHYM15010	None	None	GH	SH	
Nannopterum auritum double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Navarretia leucocephala ssp. bakeri Baker's navarretia	PDPLM0C0E1	None	None	G4T2	S2	1B.1
Neostapfia colusana Colusa grass	PMPOA4C010	Threatened	Endangered	G1	S1	1B.1
Northern Claypan Vernal Pool Northern Claypan Vernal Pool	CTT44120CA	None	None	G1	S1.1	
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Nycticorax nycticorax black-crowned night heron	ABNGA11010	None	None	G5	S4	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	SSC
Oncorhynchus tshawytscha pop. 11 chinook salmon - Central Valley spring-run ESU	AFCHA0205L	Threatened	Threatened	G5T2Q	S2	
Oncorhynchus tshawytscha pop. 7 chinook salmon - Sacramento River winter-run ESU	AFCHA0205B	Endangered	Endangered	G5T1Q	S2	
Plagiobothrys hystriculus bearded popcornflower	PDBOR0V0H0	None	None	G2	S2	1B.1
Plegadis chihi white-faced ibis	ABNGE02020	None	None	G5	S3S4	WL
Pogonichthys macrolepidotus Sacramento splittail	AFCJB34020	None	None	G3	S3	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Puccinellia simplex California alkali grass	PMPOA53110	None	None	G2	S2	1B.2
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Sidalcea keckii Keck's checkerbloom	PDMAL110D0	Endangered	None	G2	S2	1B.1
Spirinchus thaleichthys pop. 2 longfin smelt - San Francisco Bay-Delta DPS	AFCHB03040	Endangered	None	G5TNRQ	S1	
Symphyotrichum lentum Suisun Marsh aster	PDASTE8470	None	None	G2	S2	1B.2
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Tuctoria mucronata Crampton's tuctoria or Solano grass	PMPOA6N020	Endangered	Endangered	G1	S1	1B.1
Vireo bellii pusillus least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	
Xanthocephalus xanthocephalus yellow-headed blackbird	ABPBXB3010	None	None	G5	S3	SSC

Record Count: 80

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

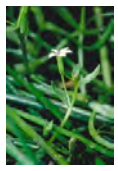
Search Results

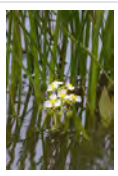
26 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [**1A:1B:2A:2B**] , Quad is one of [**3812166:3812156:3812146:3812165:3812155:3812145:3812164:3812154:3812144**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	GENERAL HABITATS	MICROHABITATS	LOWEST ELEVATION (FT)	HIGHEST ELEVATION (FT)	PHOTO
Astragalus tener var. *ferrisiae*	Ferris' milk-vetch	Fabaceae	annual herb	Apr-May	None	None	1B.1	Meadows and seeps (vernally mesic), Valley and foothill grassland (subalkaline flats)		5	245	No Photo Available
Astragalus tener var. *tener*	alkali milk-vetch	Fabaceae	annual herb	Mar-Jun	None	None	1B.2	Playas, Valley and foothill grassland (adobe clay), Vernal pools	Alkaline	5	195	No Photo Available
Atriplex cordulata var. *cordulata*	heartscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	1B.2	Chenopod scrub, Meadows and seeps, Valley and foothill grassland (sandy)	Alkaline (sometimes)	0	1835	 © 1994 Robert E. Preston, Ph.D.
Atriplex depressa	brittlescale	Chenopodiaceae	annual herb	Apr-Oct	None	None	1B.2	Chenopod scrub, Meadows and seeps, Playas, Valley and foothill grassland, Vernal pools	Alkaline, Clay	5	1050	 © 2009 Zoya Akulova

Carex comosa	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	None	None	2B.1	Coastal prairie, Marshes and swamps (lake margins), Valley and foothill grassland		0	2050	 Dean Wm. Taylor 1997
Centromadia parryi ssp. *parryi*	pappose tarplant	Asteraceae	annual herb	May-Nov	None	None	1B.2	Chaparral, Coastal prairie, Marshes and swamps (coastal salt), Meadows and seeps, Valley and foothill grassland (vernally mesic)	Alkaline (often)	0	1380	 © 2016 John Doyen
Chloropyron palmatum	palmate-bracted bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	May-Oct	FE	CE	1B.1	Chenopod scrub, Valley and foothill grassland	Alkaline	15	510	No Photo Available
Cuscuta obtusiflora var. *glandulosa*	Peruvian dodder	Convolvulaceae	annual vine (parasitic)	Jul-Oct	None	None	2B.2	Marshes and swamps (freshwater)		50	920	No Photo Available
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	2B.2	Valley and foothill grassland (mesic), Vernal pools		5	1460	 © 2013 Aaron Arthur
Eryngium jepsonii	Jepson's coyote-thistle	Apiaceae	perennial herb	Apr-Aug	None	None	1B.2	Valley and foothill grassland, Vernal pools	Clay	10	985	No Photo Available
Extriplex joaquinana	San Joaquin spearscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	1B.2	Chenopod scrub, Meadows and seeps, Playas, Valley and foothill grassland	Alkaline	5	2740	No Photo Available

Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	1B.2	Marshes and swamps (lake margins), Vernal pools	Clay	35	7790	 ©2004 Carol W. Witham
Hibiscus lasiocarpos var. *occidentalis*	woolly rose-mallow	Malvaceae	perennial rhizomatous herb (emergent)	Jun-Sep	None	None	1B.2	Marshes and swamps (freshwater)		0	395	 © 2020 Steven Perry
Lasthenia chrysantha	alkali-sink goldfields	Asteraceae	annual herb	Feb-Apr	None	None	1B.1	Vernal pools	Alkaline	0	655	 © 2009 California State University, Stanislaus
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	1B.1	Vernal pools		5	2885	 ©2000 John Game
Lepidium latipes var. *heckardii*	Heckard's pepper-grass	Brassicaceae	annual herb	Mar-May	None	None	1B.2	Valley and foothill grassland (alkaline flats)		5	655	 2018 Jennifer Buck
Lilaeopsis masonii	Mason's lilaeopsis	Apiaceae	perennial rhizomatous herb	Apr-Nov	None	CR	1B.1	Marshes and swamps (brackish, freshwater), Riparian scrub		0	35	No Photo Available
Navarretia leucocephala ssp. *bakeri*	Baker's navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	1B.1	Cismontane woodland, Lower montane coniferous forest, Meadows and seeps, Valley and foothill grassland, Vernal pools	Mesic	15	5710	 © 2018 Barry Rice
Neostapfia colusana	Colusa grass	Poaceae	annual herb	May-Aug	FT	CE	1B.1	Vernal pools (adobe clay)		15	655	No Photo Available

Plagiobothrys hystriculus	bearded popcornflower	Boraginaceae	annual herb	Apr-May	None	None	1B.1	Valley and foothill grassland (mesic), Vernal pools (margins)		0	900	No Photo Available
Puccinellia simplex	California alkali grass	Poaceae	annual herb	Mar-May	None	None	1B.2	Chenopod scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools	Alkaline, Flats, Lake Margins, Vernally Mesic	5	3050	 © 2017 Chris Winchell
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	1B.2	Marshes and swamps (shallow freshwater)		0	2135	 ©2013 Debra L. Cook
Sidalcea keckii	Keck's checkerbloom	Malvaceae	annual herb	Apr-May(Jun)	FE	None	1B.1	Cismontane woodland, Valley and foothill grassland	Clay, Serpentine	245	2135	No Photo Available
Symphyotrichum lentum	Suisun Marsh aster	Asteraceae	perennial rhizomatous herb	(Apr)May-Nov	None	None	1B.2	Marshes and swamps (brackish, freshwater)		0	10	No Photo Available
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	Apr-Jun	None	None	1B.2	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools		0	985	 © 2005 Dean Wm Taylor
Tuctoria mucronata	Crampton's tuctoria or Solano grass	Poaceae	annual herb	Apr-Aug	FE	CE	1B.1	Valley and foothill grassland (mesic), Vernal pools		15	35	No Photo Available

Showing 1 to 26 of 26 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 1 October 2024].

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: 10/01/2024 23:27:25 UTC
Project Code: 2025-0000650
Project Name: D202400829.00 - Confidential Natomas Sports Recreation Facility

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2025-0000650
Project Name: D202400829.00 - Confidential Natomas Sports Recreation Facility
Project Type: Commercial Development
Project Description: The project applicant proposes to develop a multi-level Topgolf (proposed project) in South Natomas, Sacramento, California. The approximately 14.5-acre project site is located near Interstate 5 (I-5) and is bordered by Venture Oaks Way and Gateway Oaks Drive. The proposed facility would feature golf entertainment, dining, and event spaces. The approximately 14.5-acre Topgolf project site is located in South Natomas, Sacramento, California, adjacent to I-5, with Venture Oaks Way to the west and Gateway Oaks Drive to the east. The proposed project would develop a multi-level Topgolf facility, including multiple golf bays, dining areas, and event spaces. The facility would feature a large, three-story structure with high netting for the golf driving range. The building footprint would cover approximately 65,000 square feet, with outdoor areas designated for guest seating and entertainment. Stormwater management features would be integrated along the eastern portion of the site.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.6120334,-121.51360724150652,14z

Counties: Sacramento County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

BIRDS

NAME	STATUS
Least Bell's Vireo *Vireo bellii pusillus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5945	Endangered

REPTILES

NAME	STATUS
Giant Garter Snake *Thamnophis gigas* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened
Northwestern Pond Turtle *Actinemys marmorata* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
Western Spadefoot *Spea hammondii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: AJ Samra
Address: 2600 Capitol Ave
City: Sacramento
State: CA
Zip: 95816
Email asamra@esassoc.com
Phone: 5307139250

Attachment C

Vascular Flora Recorded in the Study Area

TABLE C-1
VASCULAR FLORA RECORDED FROM THE TOPGOLF SACRAMENTO STUDY AREA

Scientific Name	Common Name
Apocynaceae	
Nerium oleander	Oleander
Asteraceae	
Carduus pycnocephalus	Italian thistle
Helminthotheca echioides	Bristly ox-tongue
Silybum marianum	Milk thistle
Berberidaceae	
Berberis aquifolium	Oregon grape
Convolvulaceae	
Convolvulus arvensis	Field bindweed
Cupressaceae	
Sequoia sempervirens	Coast redwood
Euphorbiaceae	
Triadica sebifera	Chinese tallowtree
Fabaceae	
Acacia melanoxylon	Blackwood
Glycyrrhiza lepidota	American licorice
Fagaceae	
Quercus agrifolia	Coast live oak
Quercus lobata	Valley oak
Juglandaceae	
Juglans hindsii	Northern California black walnut
Lamiaceae	
Salvia rosemarinus	Rosemary
Malvaceae	
Malvella leprosa	Alkali mallow
Moraceae	
Ficus carica	Common fig
Oleaceae	
Fraxinus pennsylvanicus	Green ash
Poaceae	
Avena fatua	Wild oat
Bromus diandrus	Great brome
Cynodon dactylon	Bermuda grass
Sorghum halepense	Johnson grass
Rosaceae	
Photinia serratifolia	Chinese photinia
Pyracantha fortuneana	Chinese firethorn

TABLE C-1
VASCULAR FLORA RECORDED FROM THE TOPGOLF SACRAMENTO STUDY AREA

Scientific Name	Common Name
Pyrus calleryana	Callery pear
Rubus armeniacus	Himalayan blackberry
Salicaceae	
Salix exigua	Narrowleaf willow
Sapindaceae	
Acer saccharinum	Silver maple

Attachment D

Wildlife Species Observed in the Study Area or Near Vicinity

TABLE D-1
WILDLIFE SPECIES OBSERVED IN THE STUDY AREA OR NEAR VICINITY IN OCTOBER 2024

Common Name	Scientific Name
Birds	
California scrub jay	*Aphelocoma californica*
Red-tailed hawk	*Buteo jamaicensis*
American crow	*Corvus brachyrhynchos*
House finch	*Haemorhous mexicanus*
Black phoebe	*Sayornis nigricans*
Yellow-rumped warbler	*Setophaga coronata*
American robin	*Turdus migratorius*
Mourning dove	*Zenaida macroura*

Attachment E

Special-Status Species with Potential to Occur in the Study Area

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
Plants	Dicots	alkali milk-vetch *Astragalus tener var. tener*	-/-	1B.2	-	Species is found in alkali playa, valley and foothill grassland, and vernal pools.	March-June	**Absent.** No suitable habitat for this species present on site.
		alkali-sink goldfields *Lasthenia chrysantha*	-/-	1B.1	-	Vernal pools.	February-April	**Absent.** No suitable habitat for this species present on site.
		Baker's navarretia *Navarretia leucocephala ssp. bakeri*	-/-	1B.1	-	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest.	April-July	**Absent.** No suitable habitat for this species present on site.
		bearded popcornflower *Plagiobothrys hystriculus*	-/-	1B.1	-	Vernal pools, valley and foothill grassland.	April-May	**Absent.** No suitable habitat for this species present on site.
		Boggs Lake hedge-hyssop *Gratiola heterosepala*	-/CE	1B.2	BLM_S-Sensitive	Marshes and swamps (freshwater), vernal pools.	April-August	**Absent.** No suitable habitat for this species present on site.
		brittlescale *Atriplex depressa*	-/-	1B.2	-	Species is found in chenopod scrub, meadows and seeps, playas, valley and foothill grassland, and vernal pools.	April-October	**Absent.** No suitable habitat for this species present on site.
		dwarf downingia *Downingia pusilla*	-/-	2B.2	-	Species found in valley and foothill grassland (mesic sites), and vernal pools.	Marcc-May	**Absent.** No suitable habitat for this species present on site.
		Ferris' milk-vetch *Astragalus tener var. ferrisiae*	-/-	1B.1	-	Species is found in meadows and seeps and valley and foothill grassland.	April-May	**Absent.** No suitable habitat for this species present on site.
		heartscale *Atriplex cordulata var. cordulata*	-/-	1B.2	BLM_S-Sensitive	Species is found in chenopod scrub, valley and foothill grassland, and meadows and seeps.	April-October	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
		Heckard's pepper-grass *Lepidium latipes var. heckardii*	-/-	1B.2	-	Valley and foothill grassland, vernal pools. Alkaline soils.	March-May	**Low.** Low to moderate alkaline soils present, however no suitable habitat for this species present on site.
		Jepson's coyote-thistle *Eryngium jepsonii*	-/-	1B.2	-	Species found in vernal pools, and valley and foothill grassland.	April-August	**Absent.** No suitable habitat for this species present on site.
		Keck's checkerbloom *Sidalcea keckii*	FE/-	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Cismontane woodland, valley and foothill grassland. Elevation range of 245 to 2,135 feet.	April-May (June)	**Absent.** No suitable habitat for this species present on site. The project site below the elevation range of this species.
		legenere *Legenere limosa*	-/-	1B.1	BLM_S-Sensitive | SB_UCBG-UC Botanical Garden at Berkeley	Vernal pools.	April-June	**Absent.** No suitable habitat for this species present on site.
		Mason's lilaeopsis *Lilaeopsis masonii*	-/CR	1B.1	-	Marshes and swamps, riparian scrub.	April-November	**Absent.** No suitable habitat for this species present on site.
		palmate-bracted bird's-beak *Chloropyron palmatum*	FE/CE	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Species is found in chenopod scrub, and valley and foothill grassland.	May-October	**Absent.** No suitable habitat for this species present on site.
		pappose tarplant *Centromadia parryi ssp. parryi*	-/-	1B.2	BLM_S-Sensitive	Species is found in chaparral, coastal prairie, meadows and seeps, coastal salt marsh, and valley and foothill grassland.	May-November	**Absent.** No suitable habitat for this species present on site.
		Peruvian dodder *Cuscuta obtusiflora var. glandulosa*	-/-	2B.2	-	Species is found in freshwater marshes and swamps.	July-October	**Absent.** No suitable habitat for this species present on site.
		saline clover *Trifolium hydrophilum*	-/-	1B.2	-	Marshes and swamps, valley and foothill grassland, vernal pools.	April-June	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
		San Joaquin spearscale *Extriplex joaquinana*	-/-	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chenopod scrub, alkali meadow, playas, valley and foothill grassland.	April-October	**Absent.** No suitable habitat for this species present on site.
		Suisun Marsh aster *Symphyotrichum lentum*	-/-	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_USDA-US Dept of Agriculture	Marshes and swamps (brackish and freshwater).	(April)May-November	**Absent.** No suitable habitat for this species present on site.
		woolly rose-mallow *Hibiscus lasiocarpos var. occidentalis*	-/-	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_UCBG-UC Botanical Garden at Berkeley	Marshes and swamps (freshwater).	June-September	**Absent.** No suitable habitat for this species present on site.
	Monocots	bristly sedge *Carex comosa*	-/-	2B.1	IUCN_LC-Least Concern	Species is found in marshes and swamps, coastal prairie, and valley and foothill grassland.	May-September	**Absent.** No suitable habitat for this species present on site.
		California alkali grass *Puccinellia simplex*	-/-	1B.2	BLM_S-Sensitive	Meadows and seeps, chenopod scrub, valley and foothill grasslands, vernal pools.	March-May	**Absent.** No suitable habitat for this species present on site.
		Colusa grass *Neostapfia colusana*	FT/CE	1B.1	-	Vernal pools.	May-August	**Absent.** No suitable habitat for this species present on site.
		Crampton's tuctoria or Solano grass *Tuctoria mucronata*	FE/CE	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Vernal pools, valley and foothill grassland.	April-August	**Absent.** No suitable habitat for this species present on site.
		Sanford's arrowhead *Sagittaria sanfordii*	-/-	1B.2	BLM_S-Sensitive	Marshes and swamps.	May-October(November)	**Absent.** No suitable habitat for this species present on site.
Wildlife	Amphibians	western spadefoot *Spea hammondii*	-/-	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	-	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
	Birds	yellow-headed blackbird *Xanthocephalus xanthocephalus*	-/-	-	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds.	-	**Absent.** No suitable habitat for this species present on site.
		least Bell's vireo *Vireo bellii pusillus*	FE/CE	-	NABCI_YWL-Yellow Watch List	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	-	**Absent.** No suitable habitat for this species present on site.
		bank swallow *Riparia riparia*	-/CT	-	BLM_S-Sensitive | IUCN_LC-Least Concern	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	-	**Absent.** No suitable habitat for this species present on site.
		purple martin *Progne subis*	-/-	-	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine.	-	**Low.** Tall, isolated trees are found sparsely scattered throughout the site, however no woodland or coniferous forest habitat present.
		song sparrow ("Modesto" population) *Melospiza melodia pop. 1*	-/-	-	CDFW_SSC-Species of Special Concern	Central lower basin of Great Valley, from Colusa County south to Stanislaus County and east of Suisun Marshes. Breeds chiefly below 200 feet elevation. Utilization of aquatic and marsh land habitat.	-	**Low.** No suitable aquatic or marsh habitat present on the site. The scattered clumps of Himalayan blackberry around the margins of the Study Area are not of sufficient size for use by this species and are not located near water.
		California black rail *Laterallus jamaicensis coturniculus*	-/CT	-	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_EN-Endangered | NABCI_RWL-Red Watch List	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	-	**Absent.** No suitable aquatic or marsh habitat present on the site.
		western yellow-billed cuckoo *Coccyzus americanus occidentalis*	FT/CE	-	BLM_S-Sensitive | NABCI_RWL-Red Watch List | USFS_S-Sensitive	Species is a riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	-	**Low.** No suitable riparian forest habitat on the project site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
		western snowy plover *Charadrius nivosus nivosus*	FT/-	-	CDFW_SSC-Species of Special Concern | NABCI_RWL-Red Watch List	Species is found on sandy beaches, salt pond levees, and shores of large alkali lakes.	-	**Absent.** No suitable habitat for this species present on site.
		mountain plover *Charadrius montanus*	-/-	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Species is found in short grasslands, freshly plowed fields, newly sprouting grain fields, and sometimes sod farms.	-	**Low.** No grassland or grazed habitat found on the project site.
		Swainson's hawk *Buteo swainsoni*	-/CT	-	BLM_S-Sensitive | IUCN_LC-Least Concern	Species breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	-	**Moderate.** Large to moderately sized trees present within and on the edges of the Study Area provide suitable nesting habitat. Several CNDDB occurrences of this species are located less than 1 mile from the Study Area.
		burrowing owl *Athene cunicularia*	-/-	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Species is found in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	-	**Low.** Low-growing vegetation present on site, however heavy disturbance to the site significantly reduces successful nesting potential. Very few burrows were observed in the Study Area during the field survey.
		grasshopper sparrow *Ammodramus savannarum*	-/-	-	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Species is found in dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	-	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
		tricolored blackbird *Agelaius tricolor*	-/CT	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Species is mostly colonial and most numerous in Central Valley and vicinity. Species is largely endemic to California.	-	**Low.** The scattered clumps of Himalayan blackberry around the margins of the Study Area are not of sufficient size for use by this species and are not located near water.
	Crustaceans	Conservancy fairy shrimp *Branchinecta conservatio*	FE/-	-	IUCN_EN-Endangered	Species is endemic to the grasslands of the northern two-thirds of the Central Valley and found in large, turbid pools.	-	**Absent.** No suitable habitat for this species present on site.
		vernal pool fairy shrimp *Branchinecta lynchi*	FT/-	-	IUCN_VU-Vulnerable	Species is endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	-	**Absent.** No suitable habitat for this species present on site.
		vernal pool tadpole shrimp *Lepidurus packardi*	FE/-	-	IUCN_EN-Endangered	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water.	-	**Absent.** No suitable habitat for this species present on site.
	Fish	longfin smelt *Spirinchus thaleichthys*	FC/CT	-	IUCN_LC-Least Concern	Euryhaline, nektonic and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column.	-	**Absent.** No suitable habitat for this species present on site.
		chinook salmon - Sacramento River winter-run ESU *Oncorhynchus tshawytscha pop. 7*	FE/CE	-	AFS_EN-Endangered	Sacramento River below Keswick Dam. Spawns in the Sacramento River, but not in tributary streams.	-	**Absent.** No suitable habitat for this species present on site.
		chinook salmon - Central Valley spring-run ESU *Oncorhynchus tshawytscha pop. 11*	FT/CT	-	AFS_TH-Threatened	Adult numbers depend on pool depth and volume, amount of cover, and proximity to gravel. Water temps >27 C are lethal to adults.	-	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
		steelhead - Central Valley DPS *Oncorhynchus mykiss irideus pop. 11*	FT/-	-	AFS_TH-Threatened	Populations in the Sacramento and San Joaquin rivers and their tributaries.	-	**Absent.** No suitable habitat for this species present on site.
		Sacramento splittail *Pogonichthys macrolepidotus*	-/-	-	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Endemic to the lakes and rivers of the Central Valley, but now confined to the Delta, Suisun Bay and associated marshes.	-	**Absent.** No suitable habitat for this species present on site.
		Delta smelt *Hypomesus transpacificus*	FT/CE	-	AFS_TH-Threatened | IUCN_CR-Critically Endangered	Sacramento-San Joaquin Delta. Seasonally in Suisun Bay, Carquinez Strait and San Pablo Bay.	-	**Absent.** No suitable habitat for this species present on site.
		Sacramento perch *Archoplites interruptus*	-/-	-	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	Species is historically found in the sloughs, slow-moving rivers, and lakes of the Central Valley.	-	**Absent.** No suitable habitat for this species present on site.
		green sturgeon - southern DPS *Acipenser medirostris pop. 1*	FT/-	-	AFS_VU-Vulnerable | IUCN_EN-Endangered	Species exhibits spawning site fidelity and spawns in the Sacramento, Feather and Yuba Rivers. Species' presence in upper Stanislaus and San Joaquin Rivers may indicate spawning. Non-Spawning adults occupy marine/estuarine waters. The Delta Estuary is imp	-	**Absent.** No suitable habitat for this species present on site.
	Insects	valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT/-	-	-	Occurs only in the Central Valley of California, in association with blue elderberry (*Sambucus mexicana*).	-	**Absent.** No elderberry species found within or adjacent to Study Area.
	Insects	monarch - California overwintering population *Danaus plexippus plexippus pop. 1*	FC/-	-	IUCN_EN-Endangered | USFS_S-Sensitive	Species' winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	-	**Absent.** No suitable habitat for this species present on site.

TABLE E-1
SPECIAL-STATUS SPECIES CONSIDERED IN THE PROJECT AREA

Organism	Taxonomy	Common Name *Scientific Name*	Status Federal/ State	CNPS Status	Other Status	Habitat	Identification/ Survey Period	Potential to Occur
	Mammals	American badger *Taxidea taxus*	-/-	-	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	-	**Absent.** No suitable habitat for this species present on site.
		pallid bat *Antrozous pallidus*	-/-	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Species is found in deserts, grasslands, shrublands, and woodlands and forests. Species is most common in open, dry habitats with rocky areas for roosting.	-	**Absent.** No suitable habitat for this species present on site.
	Reptiles	giant gartersnake *Thamnophis gigas*	FT/CT	-	IUCN_VU-Vulnerable	Prefers freshwater marsh and low gradient streams. Has adapted to drainage canals and irrigation ditches.	-	**Absent.** No suitable habitat for this species present on site.
		western pond turtle *Emys marmorata*	-/-	-	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	-	**Absent.** No suitable habitat for this species present on site.

KEY TO STATUS CODES:

Federal

Candidate = FC
Delisted = FD
Endangered = FE
None = -
Proposed Endangered = FPE
Proposed Threatened = FPT
Threatened = FT

State

Candidate Endangered = CCE
Candidate Threatened = CCT
Delisted = CD
Endangered = CE
None = -
Rare = CR
Threatened = CT

Other

CNPS Rank Categories:
1A = Plants presumed extirpated in California and either rare or extinct elsewhere
1B = Plants Rare, Threatened, or Endangered in California and elsewhere
2A = Plants presumed extirpated in California, but more common elsewhere
2B = Plants Rare, Threatened, or Endangered in California, but more common elsewhere

CNPS Code Extensions:
.1 = Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
.2 = Fairly endangered in California (20U+002d80% occurrences threatened)
.3 = Not very endangered in California (less than 20% of occurrences threatened or no current threats known)

Sources: CNPS 2024; USFWS 2024; CDFW 2024

Attachment F
Custom Soil Resource Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Sacramento County, California

October 17, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Sacramento Top Golf)

Map Scale: 1:1,940 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sacramento County, California
Survey Area Data: Version 25, Sep 8, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Sacramento Top Golf)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
206	Sailboat silt loam, partially drained, 0 to 2 percent slopes, MLRA 16	13.6	100.0%
Totals for Area of Interest		**13.6**	**100.0%**

Map Unit Descriptions (Sacramento Top Golf)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Sacramento County, California

206—Sailboat silt loam, partially drained, 0 to 2 percent slopes, MLRA 16

Map Unit Setting

National map unit symbol: 2xlch
Elevation: -10 to 30 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 61 to 62 degrees F
Frost-free period: 320 to 330 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sailboat and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sailboat

Setting

Landform: Natural levees, flood-plain splays
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 6 inches: silt loam
A - 6 to 16 inches: silt loam
C - 16 to 28 inches: silt loam
2Akb - 28 to 34 inches: clay loam
2C - 34 to 49 inches: loam
2Ck - 49 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: About 24 to 35 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.4 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C
Ecological site: R016XA002CA - Freshwater, Stratified, Fluventic

Hydric soil rating: Yes

Minor Components

Scribner

Percent of map unit: 3 percent
Landform: Backswamps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R016XA002CA - Freshwater, Stratified, Fluventic
Hydric soil rating: Yes

Columbia

Percent of map unit: 3 percent
Landform: Natural levees, flood-plain splays
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R016XA002CA - Freshwater, Stratified, Fluventic
Hydric soil rating: Yes

Cosumnes

Percent of map unit: 3 percent
Landform: Flood-plain splays, natural levees
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Gazwell

Percent of map unit: 3 percent
Landform: Backswamps
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R016XA001CA - Tidally-Influenced, Freshwater
Hydric soil rating: Yes

Egbert

Percent of map unit: 3 percent
Landform: — error in exists on —
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R016XA002CA - Freshwater, Stratified, Fluventic
Hydric soil rating: Yes

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Attachment G
Photographs

Source: ESA 2024 Topgolf Sacramento

Photo 1

Typical ruderal land cover in the Study Area.
Photo looking east adjacent to Venture Oaks Way. Urban landscaping located along the right side of the photo. October 09, 2024.

Source: ESA 2024 Topgolf Sacramento

Photo 2

Typical ruderal land cover in the Study Area.
Photo looking north toward the central portion of the Study Area. October 09, 2024.

Source: ESA 2024 Topgolf Sacramento

Photo 3

Typical ruderal land cover in the Study Area.
Photo looking northeast along the southeastern edge of the Study Area. October 09, 2024.

Source: ESA 2024 Topgolf Sacramento

Photo 4

Typical ruderal land cover in the Study Area.
Photo was taken at the western edge of the Study Area facing north. October 09, 2024.

Source: ESA 2024

Topgolf Sacramento

Photo 5

Typical urban land cover in the Study Area.
Photo was taken at the eastern edge of the Study Area facing south. October 09, 2024.

Appendix B

Cultural Resources Technical Memorandum

ESA

2600 Capitol Avenue
Suite 200
Sacramento, CA 95816
916.564.4500 phone

esassoc.com

memorandum

date	October 18, 2024
to	Scott Wetterling, Regional Vice President, Topgolf
cc	Kevin Nowack, Project Developer, ARCO/Murray and Ryan Hooper, Thatch & Hooper, LLP
from	Allison Carlton M.A., RPA, ESA Cultural Resources Group
subject	Cultural Resources Assessment for the Topgolf Natomas Project, Sacramento County

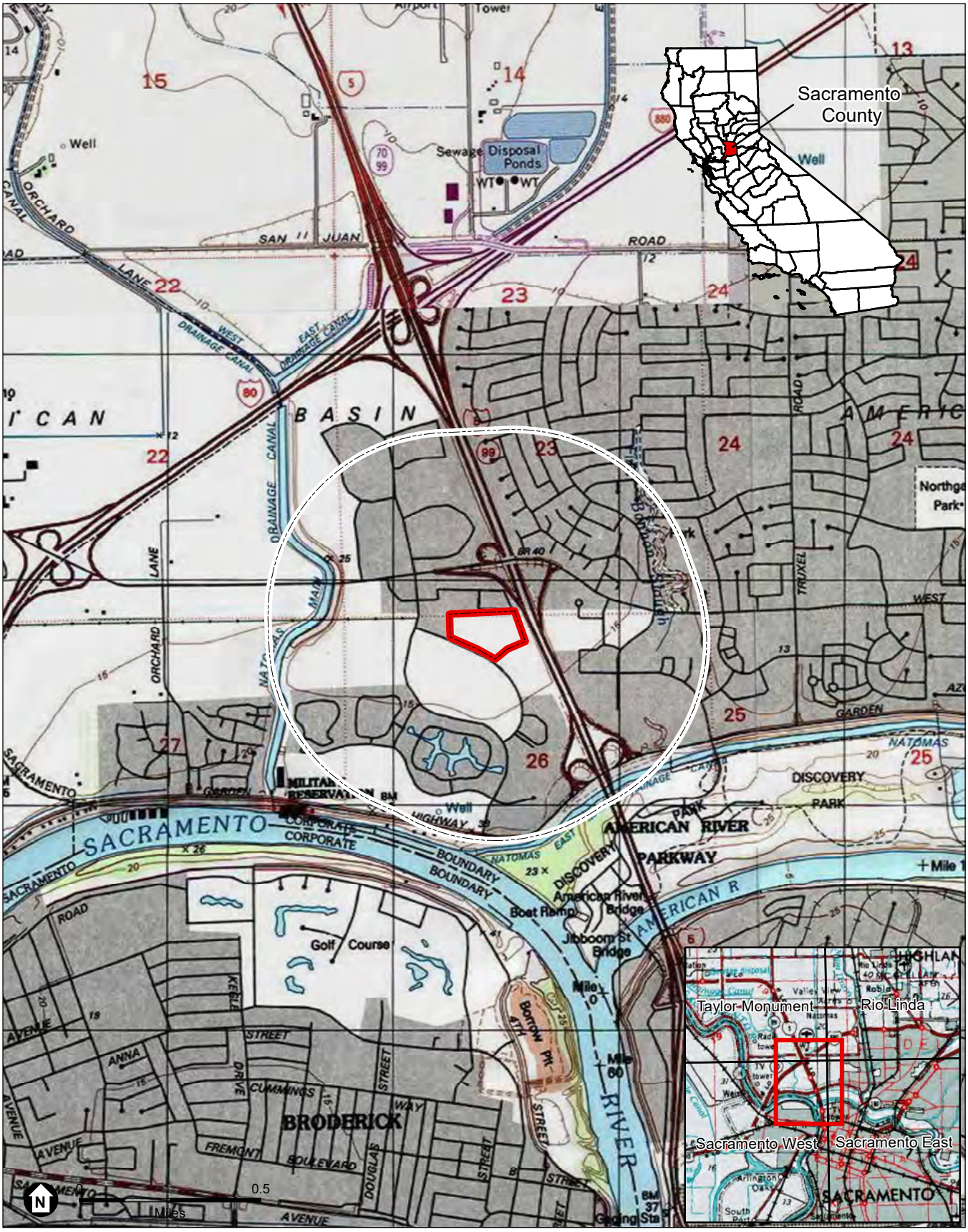
Introduction

Topgolf plans to construct a 58,000 square foot, two-story entertainment venue with 80 all-weather bays to provide golf games as well as food and drinks in South Natomas. The project site is located on five undeveloped parcels, which includes APN 274-0320-059-0000 (2.49 acres), 274-060-0000 (0.60 acre), 274-062-0000 (9.27 acres), 274-063-0000 (1.33 acres), and 274-064-0000 (0.89 acre). It encompasses a total of 14.58 acres in the community of Natomas within Sacramento, Sacramento County. The project site is depicted on the 1967/2023 U.S. Geological Survey (USGS) 7.5-minute topographical map for Sacramento West, California within Sections 23 and 26 of Township 9 North, Range 4 East. (**Figure 1**). The project site is generally bounded on the north by West El Camino Avenue, on the east by Interstate 5, to the south by Venture Oaks Way, and to the west by Gateway Oaks Drive. Specifically, the Residence Inn Sacramento Airport Natomas is located immediately adjacent to the project site on its northeast side, the Hilton Garden Inn Sacramento/South Natomas on its southeast side, and the corporate offices of the Board of State and Community Corrections on its west side.

This cultural resources assessment presents a description of cultural resources that are currently present within the project site, a discussion of regulations that govern cultural resources that may be present or have the potential to be present within the project site, a discussion of potential impacts to cultural resources that may be present or have the potential to be present within the project site, and recommended measures to address potential impacts, if necessary.

Existing Conditions

Prior to the field survey, ESA conducted a records search to identify previously conducted surveys and documented resources within 0.5-mile of the project site. Cultural resource files and reports were reviewed at the North Central Information Center (NCIC) of the California Historical Resources Information System at California State University Sacramento (SAC-24-156). ESA also reviewed the National Archive's National Register Information System database, Bureau of Land Management General Land Office (GLO) plat maps, USGS maps, and the County of Sacramento Assessor's Office parcel maps electronically. The parameters of the records search included the 14.58-acre project site and surrounding 0.5-mile radius.



SOURCE: USGS

Top Golf Sacramento . D202400829

Figure 1
Location Map

Records Search and Literature Review

Twenty-five previous cultural resource surveys occur within half a 0.5-mile of the project site. Most of the surveys were conducted prior to residential and commercial development projects. Additional surveys were conducted for telecommunications projects, watershed and levee projects, and road improvement projects. Of the 25 previous cultural resource surveys, two intersect the current project site (**Table 1)**.

TABLE 1
PREVIOUS CULTURAL RESOURCES STUDIES THAT INCLUDE PORTIONS OF THE PROJECT SITE

Report ID	Title	Author(s)	Date
000249	An Archaeological Reconnaissance of the South Natomas Area for the South Natomas Community Plan, Sacramento County, California	Steven B. Dondero	1978
011138	Rural Historic Landscape Report for Reclamation District 1000 for the Cultural Resources Inventory and Evaluations for the American River Watershed Investigation, Sacramento and Sutter Counties, California	Denise Bradley and Michael Corbett	1996

SOURCE: NCIC, 2024

Study No. 249 consisted of an archaeological reconnaissance survey conducted in South Natomas in 1978 for the proposed South Natomas Community Plan (Dondero, 1978). The intensive survey covered approximately 1,100 acres and resulted in no cultural resources sites identified. Two possible artifacts were noted and included a chipped basalt tool and an unspecific quartzite artifact, with both being suggested as byproducts of road development (Dondero, 1978). Additionally, the recorders documented eight ceramic sherds among plowed fields, of which seven were described as of "recent origin", and four saltwater clam shell fragments (Dondero, 1978). All observed materials were in heavily disturbed agricultural fields. None of these resources were identified in the current project site.

Study No. 11138 consisted of a landscape survey of a potential rural historic landscape district within Reclamation District 1000 (RD 1000) (Bradley and Corbett, 1995). The survey was conducted for the American River Watershed Investigation in Sacramento and Sutter counties. It involved documentation and evaluation of built features such as a drainage system, road system, large-scale land patterns, as well as natural features, land uses, vegetation, boundary demarcations, buildings and structures. None of these resources were identified in the current project site.

The NCIC records search indicated that five previously recorded cultural resources were identified within 0.5-mile of the project site. **Table 2** includes the name, brief description, and location in relation to the current project for all resources within the 0.5-mile research buffer. Of these sites, only two—the Sacramento River Tribal Cultural Landscape (P-34-005225) and RD 1000 (P-34-005251)—intersect the project site.

TABLE 2
CULTURAL RESOURCES RECORDED WITHIN 0.5 MILE OF THE PROJECT SITE

Primary #	Trinomial	Name	Resource Description	Age	Distance to Project Site
P-34-000490	CA-SAC-463H	RD 1000 Cross Canal Levee/East Levee	Levee	Historic	Within 0.5 mile
P-34-004524	—	T-Mobile West LLC SC06703A/El Camino & Truxel	Transmission Tower	Historic	Within 0.5 mile
P-34-005225	—	Sacramento River TCL	Tribal Cultural Landscape	Pre-contact	Within project site
P-34-005251	—	Reclamation District 1000	Historic Landscape District	Historic	Within project site
P-34-005252	—	Natomas Reach I Area 3	Structural materials (i.e., shingles, bricks, mortar), bottle glass fragments, and window glass fragments	Historic	Within 0.5 mile

SOURCE: NCIC, 2024

Resource P-34-005225 (the Sacramento River Tribal Cultural Landscape or TCL), a multi-era Native American traditional use area and concentration of archaeological resources, intersects the project site. The TCL covers an approximately 55-mile-long narrow corridor along both sides of the Sacramento River from its confluence with the Mokelumne River in the north and the Feather River in the south. The TCL is primarily characterized by its waterways, Tule elk habitat, fisheries, and other wildlife. While the entire 14.58 acres that comprise the current project site are situated within the TCL boundary, no features or resources that could be considered character-defining elements associated with this TCL are present within the project site.

Resource P-34-005251 (the Reclamation District 1000 Rural Historic Landscape District or RD 1000 RHL) intersects the project site. This expansive rural historic landscape district covers 87 square miles and is characterized by a grid pattern of levees, canals/ditches, agricultural fields, and roads. It was previously recommended eligible for inclusion in the National Register at the state level of significance under Criterion A for importance within the historic context of reclamation within the established period of significance of 1911 to 1939. In 2021, USACE reevaluated P-34-005251 and concluded that it is no longer eligible for listing in the National Register due to a degradation of historic integrity. The State Historic Preservation Officer (SHPO) concurred with this finding (November 17, 2021). While the entire 14.58 acres that comprise the current project site are situated within the RD 1000 boundary, no features or resources that could be considered character-defining elements associated with it are present within the project site.

Pedestrian Survey

ESA archaeologist Allison Carlton, M.A., RPA completed a pedestrian survey of the project site on October 9, 2024. According to the earliest available historic aerials, the project site functioned as an agricultural field up until the 1990s (NETROnline, 2024). Currently, the project site consists of five undeveloped land parcels. At the time of the survey, the project site appeared to have been recently disked (aerial imagery depicts it as a lush grass field in March 2024) and exhibited several instances of heavy machinery tracks. An overhead transmission line runs east to west in the northern portion of the project site. The utility appears to have been installed sometime between 1998 and 2002. Photographs 1 and 2 below provide an overview of the project site.

Photograph 1
Overview of the project site, facing northwest.

Photograph 2
Overview of the project site, facing southwest.

Additionally, at least three modern trash scatters and one modern trash concentration were observed within the project site. The modern debris consisted of plastics (i.e., grocery bags, bottles, containers), clothes (i.e., shirts, jackets, and shoes), bicycle parts (i.e., seat, tires), cardboard, aluminum, and other miscellaneous objects and items (i.e., golf ball, pillows, blankets, charcoal grill). Furthermore, at least four unhoused encampments were observed along the periphery of the project site. Ground visibility was limited due to dense grass (i.e., Johnson grass, hordeum, bindweed), however, there were sufficient exposed areas throughout the project site to gain an understanding of the composition of the soil and potential for cultural resources within the project site. Soil consisted of a medium brown silty loam with some small gravel inclusions and small to medium soil clumps from disking. No midden soil, shell, lithics, or other indicators of cultural use or occupation was noted during the survey.

Findings

Historical Resources

CEQA Guidelines Section 15064.5 requires the lead agency to consider the effects of a project on historical resources. A historical resource is defined as any building, structure, site, or object listed in or determined to be eligible for listing in the California Register or determined by a lead agency to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, or cultural annals of California. The following discussion focuses on architectural and structural resources. Archaeological resources, including those that are potentially historical resources according to CEQA Guidelines Section 15064.5, are addressed below.

As a result of the records search and background research, as well as the site visit described above, there are no architectural or structural resources within or near the project site that qualify as historical resources, as defined in CEQA Guidelines Section 15064.5. As such, there are no recorded historical resources present within the project site that have the potential to be adversely impacted by project activities.

Archaeological Resources

Archaeological resources can be considered historical resources, according to CEQA Guidelines Section 15064.5, as well as unique archaeological resources, as defined in Public Resources Code (PRC) Section 21083.2(g). A significant impact could occur if either alternative alignment would cause a substantial adverse change to an archaeological resource through physical demolition, destruction, relocation, or alteration of the resource.

Based on the results of the background research completed by the NCIC and the results of the ESA survey, described above, there are no documented archaeological resources within or near the project site. Thus, there appears to be a low potential to uncover cultural resources during ground disturbing project activities. However, while unlikely, there is the potential of encountering unanticipated cultural resources during ground disturbing activity. As a result, a measure is recommended below that outlines steps to take to protect unknown archaeological resources if they are discovered and identified during ground disturbing activities. With adherence to this measure, the potential impact related to the inadvertent discovery of archaeological resources would be less than significant.

Human Remains

The records search and background research determined that there is no evidence that human remains exist on the project site. Therefore, the project is not anticipated to impact human remains, including those interred outside of formal cemeteries. However, while unlikely, there is the potential of encountering undiscovered human remains during ground disturbing activity. As a result, a measure is recommended below that outlines steps to take to protect human remains if they are discovered and identified during ground disturbing activities. With adherence

to this measure, the potential impact related to the inadvertent discovery of human remains would be less than significant.

Recommended Measures

Unanticipated Discovery of Archaeological Resources

If pre-contact or historic-era cultural materials are encountered during project implementation, all construction activities within 100 feet shall halt, and a Secretary of the Interior-qualified archaeologist shall inspect the find within 24 hours of discovery and notify the County of Sacramento of their initial assessment. If the find is deemed pre-contact, affiliated Native American tribal representatives will be invited to evaluate the find. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include building or structure footings and walls, and deposits of metal, glass, and/or ceramic refuse.

If the County determines, based on recommendations from a Secretary of the Interior-qualified archaeologist and affiliated Native American tribal representatives (if applicable), that the resource may qualify as a historical resource or unique archaeological resource (defined in CEQA Guidelines Section 15064.5) or a tribal cultural resource (defined in PRC Section 21080.3), the resource shall be avoided, if feasible. This may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement.

If avoidance is not feasible, the County shall work with a Secretary of the Interior-qualified archaeologist and affiliated Native American tribal representatives (if applicable) to determine treatment measures to avoid, minimize, or mitigate any potential impacts or adverse effects to the resource. This shall include documentation of the resource and may include data recovery, if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource.

Unanticipated Discovery of Human Remains

In the event of discovery or recognition of any human remains during project implementation, construction activities within 100 feet of the find shall cease until the County Coroner has been contacted to determine that no investigation of the cause of death is required. The Coroner shall contact the Native American Heritage Commission within 24 hours if the Coroner determines the remains to be Native American in origin. The Commission will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations to the County for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5[d]).

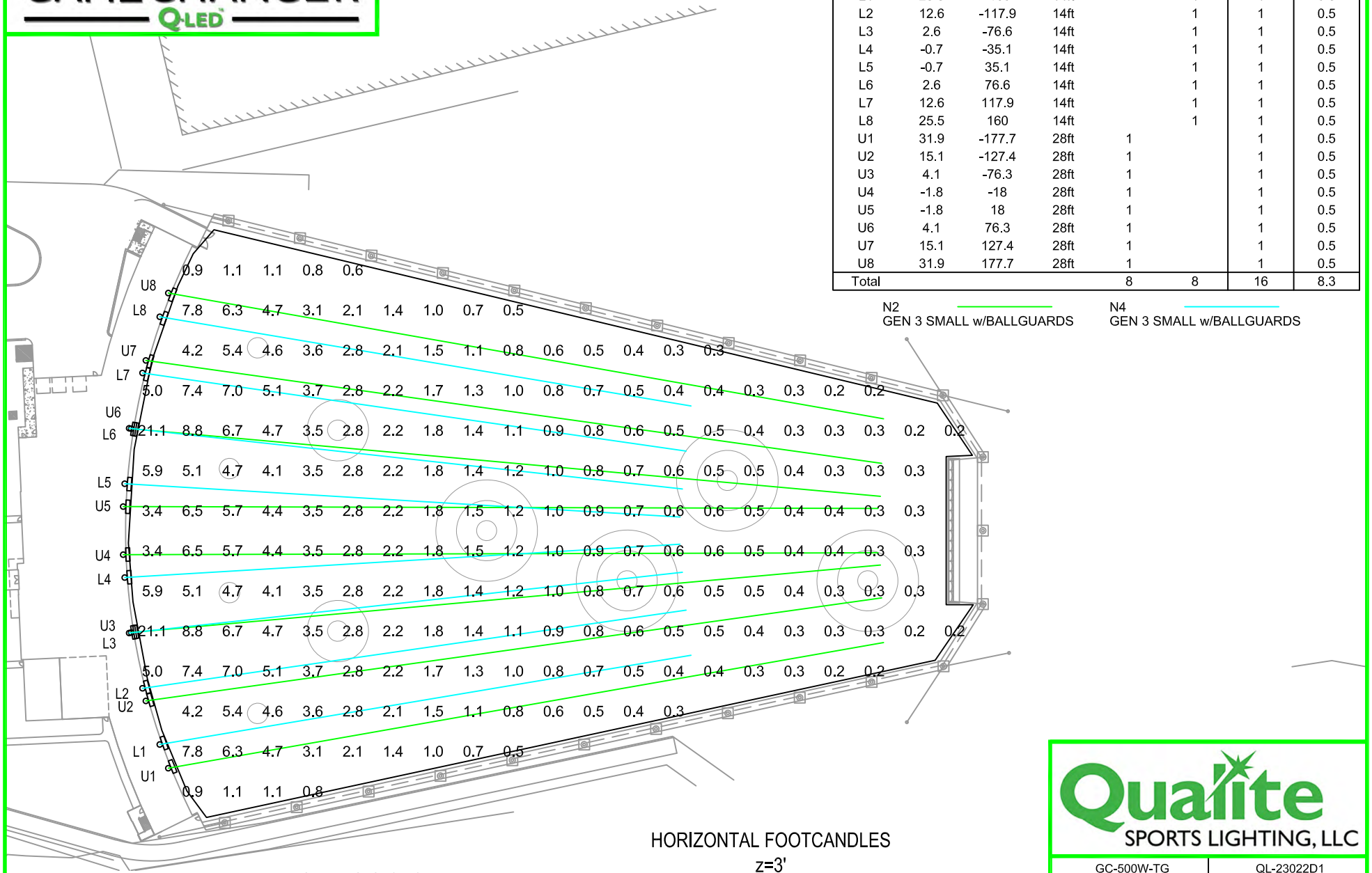
Appendix C
Technical Lighting Specifications

GAMECHANGER™
Q-LED™

Pole	x-loc	y-loc	height	N2	N4	Total	kw
L1	25.5	-160	14ft		1	1	0.5
L2	12.6	-117.9	14ft		1	1	0.5
L3	2.6	-76.6	14ft		1	1	0.5
L4	-0.7	-35.1	14ft		1	1	0.5
L5	-0.7	35.1	14ft		1	1	0.5
L6	2.6	76.6	14ft		1	1	0.5
L7	12.6	117.9	14ft		1	1	0.5
L8	25.5	160	14ft		1	1	0.5
U1	31.9	-177.7	28ft	1		1	0.5
U2	15.1	-127.4	28ft	1		1	0.5
U3	4.1	-76.3	28ft	1		1	0.5
U4	-1.8	-18	28ft	1		1	0.5
U5	-1.8	18	28ft	1		1	0.5
U6	4.1	76.3	28ft	1		1	0.5
U7	15.1	127.4	28ft	1		1	0.5
U8	31.9	177.7	28ft	1		1	0.5
Total				8	8	16	8.3

N2
GEN 3 SMALL w/BALLGUARDS

N4
GEN 3 SMALL w/BALLGUARDS



HORIZONTAL FOOTCANDLES
z=3'

0 100 200

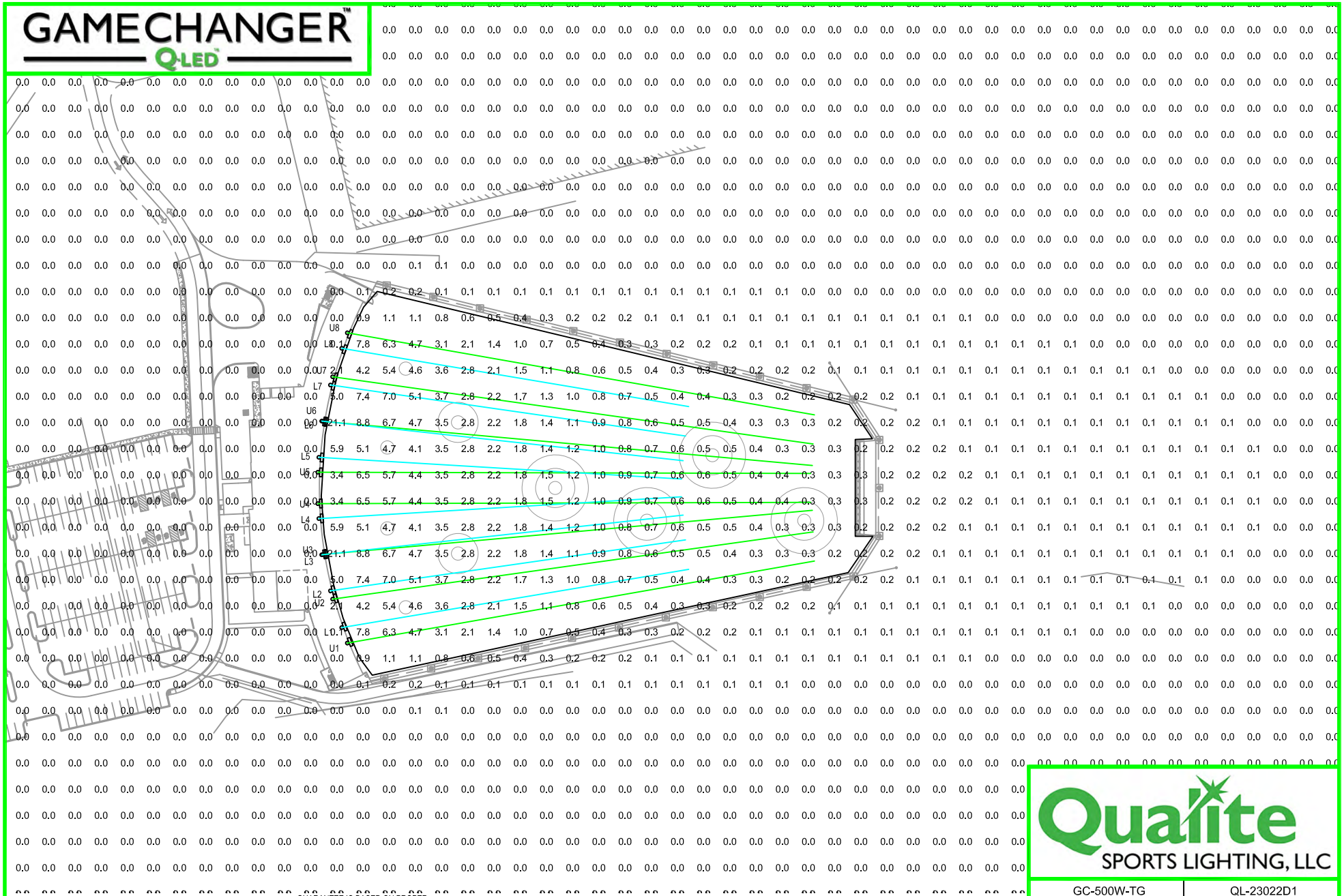
WWW.QUALITE.COM

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS, POLES TO COMPLY WITH CURRENT AASHTO STANDARDS

Qualite SPORTS LIGHTING, LLC

GC-500W-TG		QL-23022D1	
TOPGOLF ROCHESTER			
ROCHESTER, NEW YORK			
CCL	1"=100'	07-16-2024	1 OF 2

GAMECHANGER™
Q-LED™



GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS, POLES TO COMPLY WITH CURRENT AASHTO STANDARDS

HORIZONTAL FOOTCANDLES
z=3'
WWW.QUALITE.COM

0 150 300

Qualite SPORTS LIGHTING, LLC

GC-500W-TG	QL-23022D1
TOPGOLF ROCHESTER	
ROCHESTER, NEW YORK	

CCL	1"=100'	07-16-2024	2 OF 2

GAMECHANGER™ Q-LED™

Qualite SPORTS LIGHTING, LLC

GAMECHANGER **500**

INPUT POWER

100v - 240v auto sensing
200v - 300v auto sensing
480v with neutral can be split into 277v
480v w/o neutral can be stepped down via transformer within QLED system

OPTICS

Various symmetrical and asymmetrical rectangular and round patterns with built in glare control utilizing TIR lens technology.

APPLICATIONS

Outdoor sports fields at all levels, general area lighting

RATINGS

IP66, -40°C to 55°C

GAMECHANGER™ Electrical Detail	GAMECHANGER™ 500
Input Watts	500w
Kw Draw	0.52
*Lumen Output	58,000
Lumens/Watts	115
CCT	5,700
CRI	>80
Weight	27 lbs.
CURRENT	Amps
277v	1.88
240v	2.17
208v	2.5
120v	4.33

* The specifications listed were obtained under optimal testing conditions. Please note that changes in options, features and conditions may result in slightly different performance specifications among fixtures.

Amps are based on single Phase.
3 Phase systems will be balanced per pole.
480 and 347V - Will be stepped down to 277V.

GAMECHANGER **500**

500 TECHNICAL GUIDE

INTERNATIONAL DESIGN EXCELLENCE AWARDS '17 FINALIST

NONRESIDENTIAL MANDATORY MEASURES

TABLE 5.106.8 [N]
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
Maximum Allowable Backlight Rating (B)					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
Maximum Allowable Uplight Rating (U)					
For area lighting[3]	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	U4
Maximum Allowable Glare Rating (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	N/A	G0	G0	G1	G1
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting."

- THIS DRAWING REPRESENTS DESIGN INTENT AND CONCEPT ONLY. The designer and associates are responsible for the visual aspects of this production, and all specifications provided relate solely to the appearance of the lighting and not matters of electrical or structural soundness and / or safety. The implementation of this design must comply with the most stringent applicable International, EEC, local safety and fire codes. This designer and associates are not qualified to determine life safety or ADA compliance,electrical or structural appropriateness of the design and will not assume responsibility for damages resulting through improper engineering and/or implantation in the handling of this lighting design. The designer agrees to make prompt correcting alterations to any specification found to be incompatible with proper fire and safety precautions.
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TARGET CRITERIA:
- TOP GOLF CRITERIA OF 1FC MINIMUM IN PARKING LOT
- DO NOT PLACE POLES ON ISLANDS, EXCEPT AS REQUIRED TO AVOID UNDERGROUND CONFLICTS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb
PARKING LOT	Illuminance	Fc	2.69	6.6	1.0	2.69	6.60	readings taken at grade	10	10

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	[MANUFAC]	Description	Filename
	5	S13	Single	21248	258	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA4D-830-U-SL3-HSS; TYPE 3 LED W/HOUSE-SIDE SHIELD - 27' POLE W/3' BASE	GLEON-SA4D-830-U-SL3-HSS.ies
	6	S14	Single	20186	258	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA4D-830-U-SL4-HSS; TYPE 4 LED W/HOUSE-SIDE SHIELD - 27' POLE W/3' BASE	GLEON-SA4D-830-U-SL4-HSS.ies
	8	S25M	Back-Back	26129	258	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	2@180 GLEON-SA4D-830-U-5MQ; TWO TYPE 5 SQUARE MEDIUM LED - 27' POLE W/3' BASE	GLEON-SA4D-830-U-5MQ.ies

lighting > electrical > energy
technology > signs

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- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY

Calculated by: J. DURAN
Checked By:
Date: 8/29/2023

TOP GOLF - ROCHESTER, NY
PARKING LOT

LIGHTING LAYOUT
USING PROPOSED LOCATIONS