NORTH DOUGLAS

Subsequent Mitigated Negative Declaration

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

June 2006

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NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR NORTH DOUGLAS, PROJECT #RC-03-002

June 9, 2006

LEAD AGENCY: City of Rancho Cordova Planning Department
Hilary Anderson, Environmental Coordinator
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: North Douglas

PROJECT LOCATION: The project site is located within the approved Sunrise Douglas Community Plan and SunRidge Specific Plan (SDCP/SRSP) areas on the northeast corner of Douglas Road and the proposed Americanos Boulevard. The project site is generally bounded by the future Americanos Boulevard to the west, vacant agricultural land to the north and east, and by Douglas Road to the south. The project lies a short distance northwest of the intersection of Douglas Road and Grant Line Road.

PROJECT DESCRIPTION: The proposed project includes a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map. The North Douglas project is located on an approximate 130 acre site and would include 77.3 acres of RD-5, 34.6 acres of RD-7, 7.9 acres of RD-10, 9.0 acres of park uses, 0.3 acres of open space, and 1.1 acres for Americanos Boulevard, as well as the secondary access road. Development of the proposed project would result in the creation of 680 dwelling units (du). A Mitigated Negative Declaration for the project was adopted by the City Council on June 21, 2004. This Subsequent MND provides analysis of a secondary access road as required in the original MND.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Subsequent Mitigated Negative Declaration** for this project.

PUBLIC REVIEW PERIOD: A 30 day public review period for the Subsequent Mitigated Negative Declaration will commence on **June 14, 2006** and end on **July 14, 2006** for interested individuals and public agencies to submit written comments on the document. All written comments on the Subsequent Mitigated Negative Declaration must be received at the above address by 5:00 PM on July 14, 2006. Copies of the Subsequent Mitigated Negative Declaration are available for review at the above address and online at www.cityofranchocordova.org.

SUBSEQUENT
MITIGATED NEGATIVE DECLARATION
FOR
NORTH DOUGLAS
CITY OF RANCHO CORDOVA, CALIFORNIA

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8700
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JUNE 2006

APPENDICES

1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is a Subsequent Mitigated Negative Declaration (SMND) prepared pursuant to the Public Resources Code Section 21157.5 and California Environmental Quality Act (CEQA) Guidelines section 15162(b) for the proposed North Douglas project. This Subsequent MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the State CEQA Guidelines, Section 15162.

An initial study is prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the State CEQA Guidelines Section 15064, an Environmental Impact Report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. If the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371), a Mitigated Negative Declaration may be prepared instead.

When a Mitigated Negative Declaration already has been adopted for a project, State CEQA Guidelines Sections 15162 set forth the criteria for determining whether a subsequent MND may be prepared in support of further agency action on the project. Under these Guidelines, a subsequent MND shall be prepared if any of the following three criteria are met:

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> > *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
> >
> > *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
> >
> > *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
> >
> > > *(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
> > >
> > > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.*
> > >
> > > *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the*

project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alterative.

BACKGROUND AND PURPOSE OF THE SUBSEQUENT MND

The North Douglas Mitigated Negative Declaration was adopted with Conditions of Approval by the City of Rancho Cordova on June 21, 2004 (State Clearinghouse No. 2004012062). An Addendum to the MND was adopted by the City on August 1, 2005 and expanded the original analysis of environmental impacts of several improvements not disclosed at the time of the original MND.

As part of the Mitigated Negative Declaration, Mitigation Measure 13.1 was adopted to reduce the project's impact on fire protection services to less than significant. Mitigation Measure 13.1 requires that:

- *Prior to the issuance of building permits for the 251st unit, a secondary access road designed to the satisfaction of the Fire District and the City of Rancho Cordova shall be constructed. This road would need to be evaluated for environmental impacts prior to construction.*

In order to satisfy Mitigation Measure 13.1 as adopted in the Mitigated Negative Declaration, the project applicant has submitted a plan for a proposed secondary access road extending east from the northeast corner of the North Douglas project to Grant Line Road. Because this road was not part of the project as analyzed in the MND, the potential impacts of this road were not addressed. Evaluation of the road and its potential impacts necessitates the preparation of a Subsequent Mitigated Negative Declaration. A Subsequent Negative Declaration is given the same notice and public review as an MND, in accordance with State CEQA Guidelines Sections 15087 and 15072.

The required environmental evaluation of the secondary access road constitutes new information not known at the time of adoption of the MND and thus requires the preparation of this Subsequent Mitigated Negative Declaration. The purpose of this Subsequent MND is to evaluate the potential environmental impacts that will be caused or made more significant by the construction of the proposed road, and to identify new mitigation measures, if needed, to ensure that the environmental impacts of the North Douglas project are less than significant.

SUMMARY OF CHANGES TO THE ORIGINAL DOCUMENT

Project Characteristics

The North Douglas project has been changed to incorporate a secondary access road pursuant to Mitigation Measure 13.1 of the original Mitigated Negative Declaration prepared for North Douglas. This road will extend east from the northeast corner of the North Douglas subdivision and connect to Grant Line Road. A water line and fire hydrants will extend along a portion of the road. At the intersection of the secondary access road and Grant Line Road, a protected left turn off of Grant Line Road onto the secondary access road will be constructed. **Figure 5** has

been updated to include the secondary access road. **Figure 6** and **Figure 7** have been added to show the configuration of the secondary access road and the intersection of Douglas Road and Grant Line Road.

Environmental Setting, Impacts, and Mitigation Measures

Consideration of the proposed secondary access road has been incorporated in to Section 3.0 of this document. The potential environmental impacts of the addition of the secondary access road are discussed in each appropriate checklist. As a result of updating this Mitigated Negative Declaration, new checklist items have been added to reflect updates to CEQA Guidelines for initial studies. Discussion of the project's potential for environmental impacts to each of the new items has been included. None of the checklist items has warranted the addition or modification of any mitigation measures. New checklist items are found in the following areas:

- VIII Hydrology and Water Quality, items e), f), and g); and,
- XVII Mandatory Findings of Significance, item b).

Four mitigation measures are revised in this Subsequent MND. The timing and implementation of three mitigation measures were revised in order to ensure consistency between all phases of the project and all levels of subsequent environmental review, as well as to ensure that timing and implementation of the measures is appropriate and effective in reducing their associated impacts. The timing and implementation of mitigation measures MM 4.1c, MM 5.1, and MM 11.2 was modified.

Mitigation Measure 4.1b has been modified to show that the option of paying a Swainson's hawk impact mitigation fee to the City of Rancho Cordova is no longer an available option for mitigation of Swainson's hawk impacts. Additionally, the wording of the measure was changed to show that in the event that the City of Rancho Cordova adopts a Swainson's hawk mitigation policy or program, the applicant would be subject to that policy or program. Previously, the measure was worded such that the applicant may or may not have been subject to any City policy or program. Both changes are minor technical changes reflecting changes in City policies and practices since the time the original MND was approved.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with State CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Rancho Cordova is the lead agency for the North Douglas project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Draft SMND is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction –** Provides an introduction and describes the purpose and organization of this document.

- **2.0 Project Description –** Provides a detailed description of the proposed project. Textual deletions will be shown as a ~~strikethrough~~. Textual additions will be shown underlined.

- **3.0 Environmental Setting, Impacts, and Mitigation Measures –** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "less than significant with mitigation incorporation" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level. Changes to the environmental analysis in this section are shown in underline and ~~strikethrough~~ revision marks.

- **4.0 Cumulative Impacts –** Includes a discussion of cumulative impacts of this project. Changes to the environmental analysis in this section are shown in underline and ~~strikethrough~~ revision marks.

- **5.0 Determination –** Provides the environmental determination for the project.

- **6.0 Report Preparation and Consultations –** Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.

- **7.0 References –** List of references used in preparation of the SMND and the original MND.

1.4 ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan, which is anticipated for the end of June 2006. The City is currently in the process of preparing a Draft General Plan and Draft Environmental Impact Report (DEIR) consistent with the state planning and zoning law and CEQA.

While the General Plan and DEIR are is underway, the City has adopted a Vision Book, Revised Draft Land Use Map Book (adopted as revised on January 17, 2006) , and Circulation Plan. The Vision Book establishes the conceptual vision of the City and reflects the compilation of ideas from the community on a wide variety of topics related to the future of Rancho Cordova. It includes ideas that relate to specific sites and issues, as well as ideas that are more conceptual in nature. The Circulation Plan describes the basic roadway, bikeway, transit, and pedestrian system that will form the backbone of the City as it develops. The General Plan Land Use Map combines geographical areas of the City with generalized and specific land use designations to guide the City's future development patterns. The intent of the General Plan Land Use Map is to establish a variety of new land use designations that reflect more mixed land uses, and in some

cases, a higher density of development envisioned for the City. These mixed-use categories provide for residential, commercial, and office uses all on a single site. Per Government Code §65360(b), new development proposals and actions by the City will be examined for their consistency with these interim policies and standards. The City has subsequently publicly released drafts of the Rancho Cordova General Plan and Rancho Cordova General Plan Draft Environmental Impact Report (State Clearinghouse No. 2005022137).

If to the extent the City adopts, notices, publishes or makes available to decision makers and the public new conceptual policies, standards, and proposals, these policies will be deemed to be General Plan proposals under consideration or study consistent with Government Code §65360(b). Proposed projects will be measured against those new proposals rather than inconsistent provisions in other interim City policies and the Sacramento County General Plan (in accordance with Rancho Cordova City Council Resolution No. 89-2005 adopted on July 18, 2005). The Sacramento County General Plan was adopted in 1993 and is currently undergoing an update.

2.0 Project Description

2.1 PROJECT LOCATION

The North Douglas project site is located within the approved Sunrise Douglas Community Plan and SunRidge Specific Plan (SDCP/SRSP) areas on the northeast corner of Douglas Road and Americanos Boulevard (proposed). The project site is generally bounded by the future Americanos Boulevard to the west, agricultural land to the north and east, and by Douglas Road to the south. **Figure 1** and **Figure 2** show the project location and vicinity in relation to the SunRidge Specific Plan and Sunrise Douglas Community Plan.

2.2 BACKGROUND

The SDCP/SRSP Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on June 19, 2002 (State Clearinghouse No. 97022055). The FEIR was designated a "Master" EIR, pursuant to Public Resources Code Section 21157 (FEIR, Vol. 1, p. 3.10). A Master EIR is intended to provide a detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based. A Master EIR must, to the greatest extent feasible, evaluate the cumulative impacts, growth-inducing impacts, and irreversible significant effects on the environment of specific subsequent projects. The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures (See Public Resources Code Section 21157).

A Master EIR enables a lead agency to perform limited environmental review of subsequent projects proposed within five years of certification of the Master EIR, in accordance with the following requirements:

- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the Master EIR.

- The lead agency prepares an Initial Study that analyzes (1) whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR, and (2) whether the subsequent project was described in the Master EIR as being within the scope of the project.

- If the lead agency determines that a subsequent project will have no significant effect on the environment which was not previously identified in the Master EIR and that no new or additional mitigation measures or alternatives may be required, no new environmental document may be required. However, the lead agency must make a written finding that the subsequent project is within the scope of the project covered by the Master EIR, and must incorporate all feasible mitigation measures or feasible alternatives set forth in the Master EIR that are appropriate to the project.

- If the lead agency determines that a subsequent project may have an additional significant effect on the environment that was not identified in the Master EIR, the lead agency must prepare either a mitigated negative declaration, an EIR, or a focused EIR. (Pub. Resources Code, § 21157.1.)

The Sunrise Douglas Community Plan/SunRidge Specific Plan EIR was "tiered" from the Sacramento County General Plan Update EIR and in turn is considered to be the Master EIR upon which the environmental review for future development projects within the planning area, such as the North Douglas project may rely (FEIR, Vol. 1, pp. 3.10–3.11). Subsequent projects expected to be within the scope of the Sunrise Douglas Community Plan/SunRidge Specific Plan

Master EIR would include future planning/development approvals for properties within the Specific Plan area that are consistent with the SunRidge Specific Plan land use designations and the permissible development densities and intensities established by the Specific Plan, such as the North Douglas project that is the subject of this Initial Study/Mitigated Negative Declaration (*Ibid.*).

Public Resources Code Section 21083.3 limits CEQA review of certain projects to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The North Douglas project is a qualified project pursuant to Section 21083.3, which provides in pertinent part:

> (a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.
>
> (b) If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

The Sunrise Douglas Community Plan provides "policy direction for development of lands within the entire 6,042-acre Community Plan boundary, but does not assign specific land uses." (FEIR, Vol. 1, p. 4.12.) The SunRidge Specific Plan "does define specific land uses and a development program for 2,632 acres within the Community Plan boundary." (*Ibid*.) The Specific Plan land use designations for the North Douglas parcels have RD-4, RD-5, RD-7, RD-10, CMU, and Park zoning designations (See FEIR, Vol.1, p. 4.15a, map of specific plan designations). The proposed project is substantially consistent with the existing allocation of land uses and densities specified in the SDCP and SRSP. However, further analysis is required prior to making a determination of the appropriate environmental document for the processing of the North Douglas project.

CEQA Guidelines Section 15183 provides guidance on the criteria to be used in making a determination as to whether Section 21083.3 will apply. Specifically, CEQA Guideline Section 15183, subdivision (b), provides as follows:

> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located, and

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the North Douglas project. Most importantly, it summarizes the findings of Sacramento County relating to the prior SDCP/SRSP Master EIR and how the criteria set forth in CEQA Guidelines section 15183 have been met. Section 15183, subdivision (f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

The section entitled "Summary of Impacts and Their Disposition," beginning on page 17.1 of Volume 1 of the SDCP/SRSP Master EIR, provided a summary of the findings leading to the conclusions of significance for each of the categories listed below.

Impacts deemed significant and unavoidable based on both project specific and cumulative impact.

- Wetland impacts
- Special status species impacts
- Certain traffic impacts
- Certain air quality impacts

Impacts deemed less than significant with mitigation incorporation.

- Construction-related impacts
- Land use compatibility
- Rendering plant compatibility
- General Plan consistency
- Transit service
- Sewer service development
- Groundwater Impacts
- Drainage
- Certain traffic impacts
- Certain air quality impacts
- Certain biological impacts
- Traffic noise

In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study/Mitigated Negative Declaration for the North Douglas project. This Initial Study/Mitigated Negative Declaration hereby incorporates the Master EIR for the SDCP/SRSP planning areas by reference. The SDCP/SRSP project received final approval on July 17, 2002. The Sacramento County Board of Supervisors certified the Sunrise Douglas/SunRidge EIR as adequate and complete on June 19, 2002 and a State of Overriding Consideration was adopted for the significant and unavoidable impacts listed above.

The Mitigated Negative Declaration for the North Douglas project was approved by the Rancho Cordova City Council on June 21, 2004 (State Clearinghouse No. 2004012062). An Addendum to the Mitigated Negative Declaration addressing off-site drainage ditches and road improvements to Americanos Boulevard was adopted on August 1, 2005. This Subsequent Mitigated Negative Declaration incorporates changes made in the Addendum and also addresses the potential environmental effects of changes to the project characteristics (see Section 2.3, below).

2.3 PROJECT CHARACTERISTICS

The North Douglas project is located on an approximate 130-acre site and would include a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map. The site would comprise 77.3 acres of RD-5, 34.6 acres of RD-7, 7.9 acres of RD-10, 9.0 acres of park uses, 0.3 acres of open space, and 1.1 acres for Americanos Boulevard. Development of the proposed project would result in the creation of 666 dwelling units (du). These land uses and units vary slightly from land uses depicted in the SunRidge Specific Plan (See **Figure 3**, Existing and Proposed Land Uses)(See **Figure 4**, Proposed Site Plan). The commercial mixed-use (CMU) designation has been removed and the residential densities have been relocated at the request of City staff. The proposed project also includes minor improvements to Americanos Boulevard and construction of several off-site ditches (See **Figure 5**). Improvements to Americanos Boulevard would include approximately one acre of disturbance not previously analyzed in the original North Douglas MND (June 21, 2004). The proposed off-site ditches would include minor site disturbance not previously analyzed in the original North Douglas MND. Construction of these off-site ditches would require approval and coordination with adjacent property owners. It is important to note that the purpose of these off-site ditches is to keep off-site surface water from coming onto the North Douglas site. The County of Sacramento's Drainage Department has indicated that these ditches are necessary water quality measures to ensure that off-site water flows do not adversely affect soil disturbance on the North Douglas site.

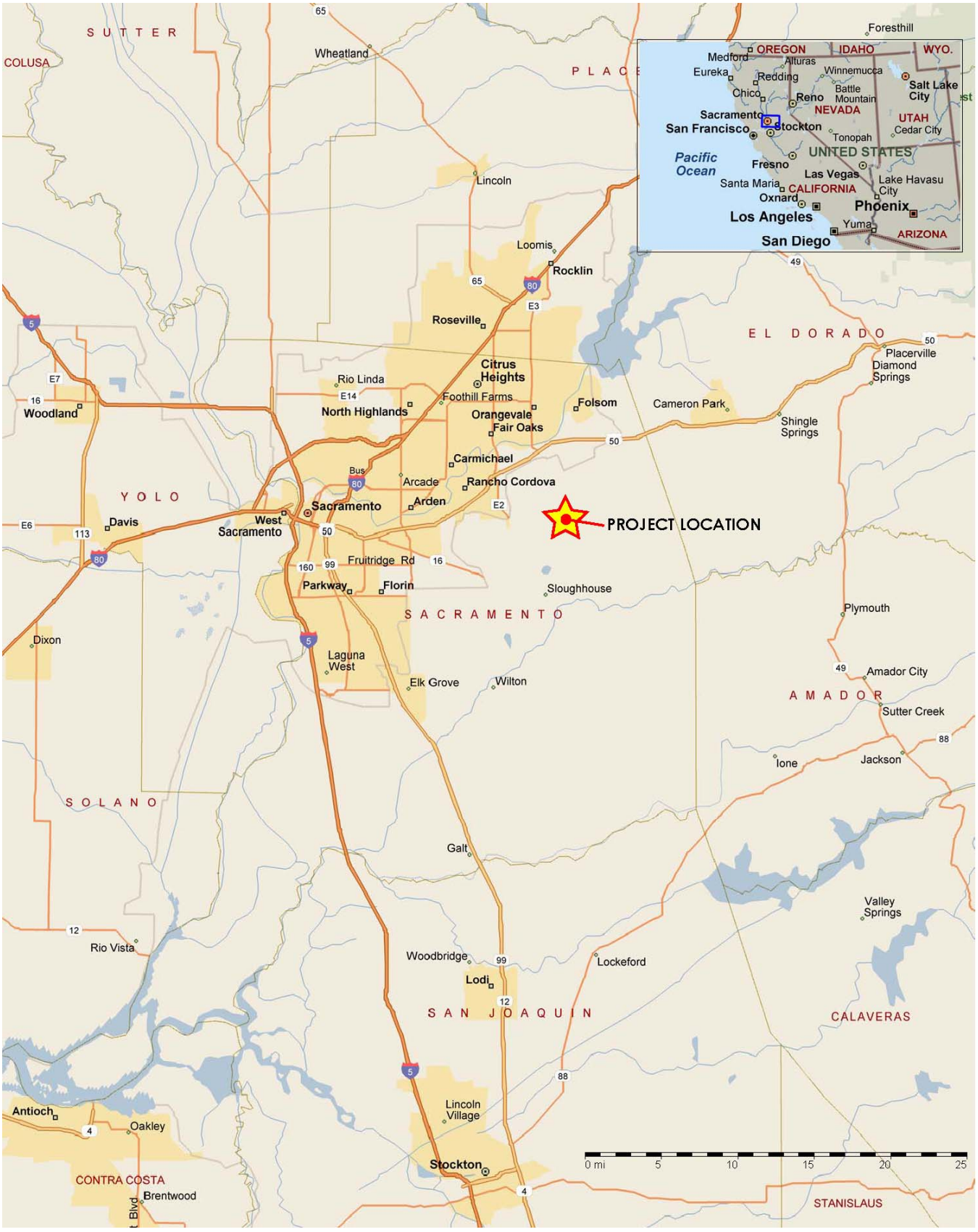
The project also includes improvements to an existing private driveway leading from the northeast corner of the project site to Grant Line Road (See **Figure 6**). A water line and fire hydrants will be extended for a portion of the road at the request of the Metro Fire District. An easement for the roadway alignment has been obtained from the property owner by the project applicant. At the intersection of the secondary access road and Grant Line Road, improvements will be constructed to provide a protected left turn lane off of northbound Grant Line Road onto the secondary access road. The majority of the road and intersection improvements will be limited to the west side of the existing Grant Line Road alignment (see **Figure 7**) Impacts to the east side of Grant Line Road are minor and only involve a slight shift in the roadway alignment and a slight change in the right-of-way.

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)

- Central Valley Regional Water Quality Control Board (CVRWQB)
- Sacramento Metropolitan Utility District (SMUD)
- Sacramento Resource Conservation District (SRCD)
- California Department of Fish and Game (CDFG)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)
- County Sanitation District (CSD-1)



Source: Navigation Technologies, 2003

FIGURE 1
REGIONAL LOCATION MAP

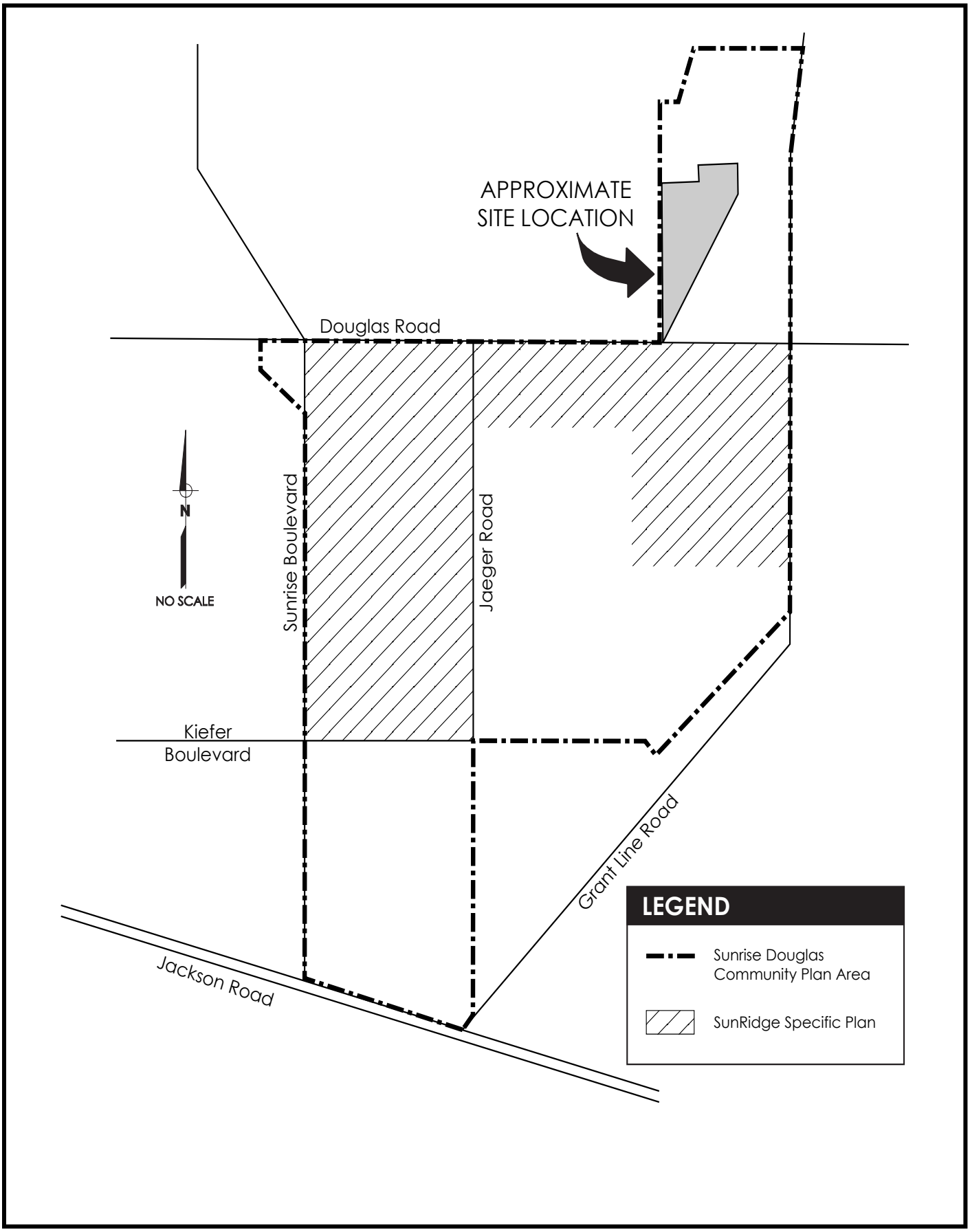
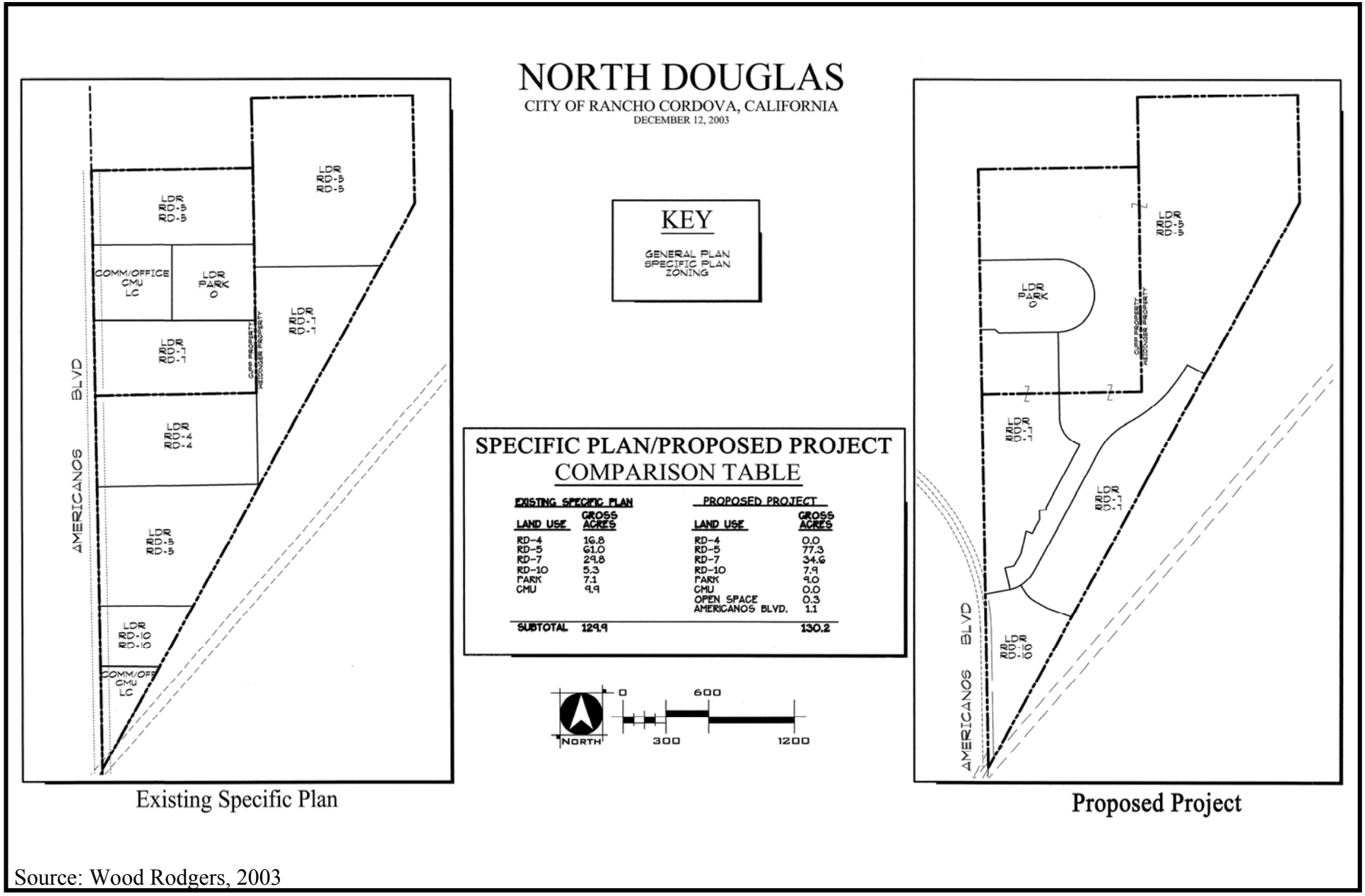


FIGURE 2
SITE AND VICINITY MAP

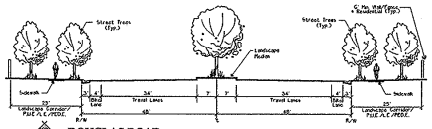


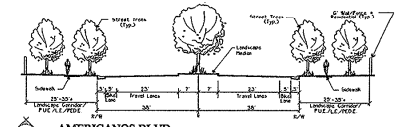
Source: Wood Rodgers, 2003

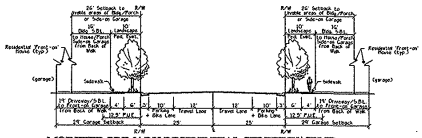
FIGURE 3
EXISTING AND PROPOSED LAND USES

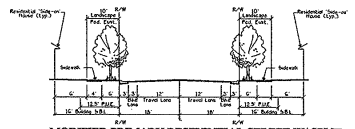
NORTH DOUGLAS

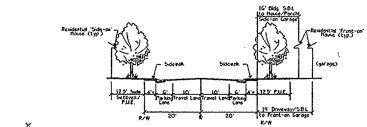
(A PORTION OF THE SUNRIDGE SPECIFIC PLAN AREA
AND THE SUNRISE DOUGLAS COMMUNITY PLAN AREA)
CITY OF RANCHO CORDOVA, CALIFORNIA
JULY 10, 2003 / JULY 22, 2003
(REVISED DECEMBER 3, 2003)

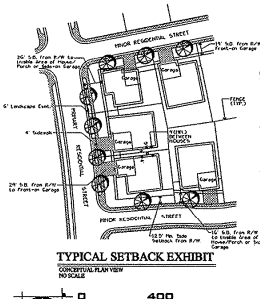


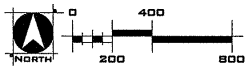


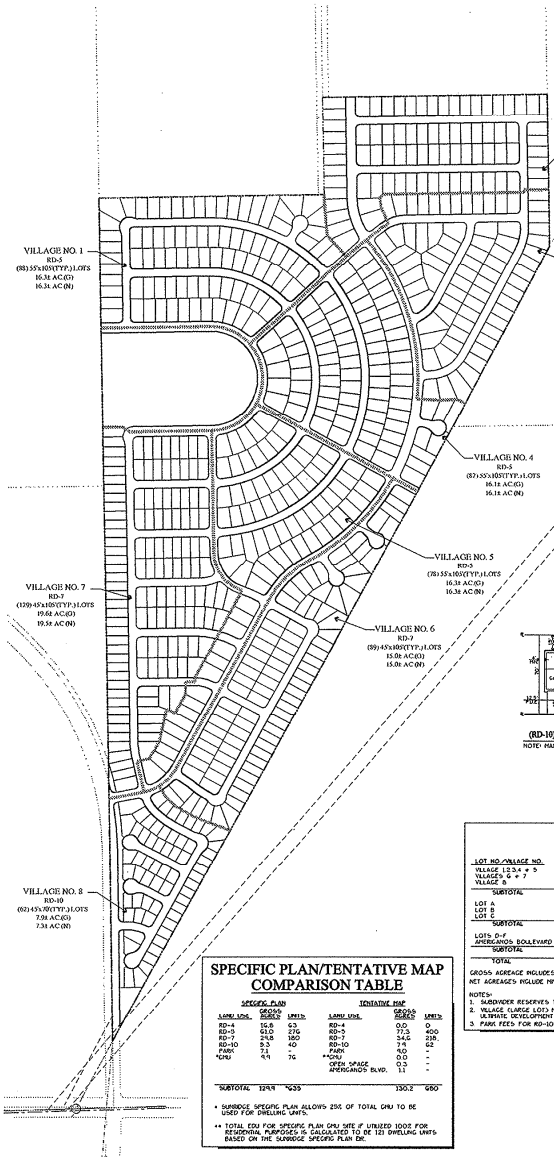












PROJECT NOTES

OWNER
JAMES D. + CHRISTINA WEDINGER REVOCABLE TRUST
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RANCHO CORDOVA, CA 95742
CONTACT: JAMES WEDINGER

SECOND, C. + MARY W. CLAPP FAMILY TRUST
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RANCHO CORDOVA, CA 95742
CONTACT: ARCHIE CLAPP

APPLICANT/DEVELOPER
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ROSEVILLE, CA 95678
CONTACT: BOB SHATTUCK
PHONE: (916) 783-3224

ENGINEER/PLANNER/SURVEYOR
WOOD RODGERS INC.
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SACRAMENTO, CA 95816
CONTACT: DONNA FRAGOSO/TIM GRUSH
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
072-0300-003, 072-0370-016 (PTN), 072-0300-004

AREA
130.3± ACRES

NUMBER OF LOTS/PARCELS
680 SINGLE-FAMILY LOTS
8 PARCELS FOR SINGLE-FAMILY RESIDENTIAL (RD-5, RD-7 + RD-10 VILLAGES)
1 POSSIBLE FUTURE CELL TOWER PARCEL
1 PARK PARCEL
3 LANDSCAPE CORRIDOR LOTS
1 OPEN SPACE LOT

EXISTING ZONING DESIGNATIONS
RD-4, RD-5, RD-7, RD-10, LC

PROPOSED ZONING DESIGNATIONS
RD-5, RD-7, RD-10

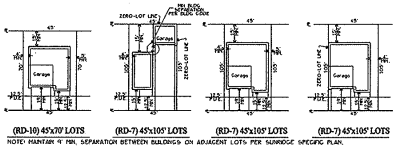
EXISTING SPECIFIC PLAN DESIGNATIONS
RD-4, RD-5, RD-7, RD-10, GMU

PROPOSED SPECIFIC PLAN DESIGNATIONS
RD-5, RD-7, RD-10

PUBLIC SERVICES + FACILITY PROVIDERS

IMPROVEMENTS:	COUNTY OF SACRAMENTO
WATER:	COUNTY OF SACRAMENTO
SEWER:	SACRAMENTO COUNTY SANITATION DISTRICT #1
DRAINAGE:	COUNTY OF SACRAMENTO
ELECTRICITY:	SMUD
GAS:	PACIFIC GAS + ELECTRIC
TELEPHONE:	SBC
SCHOOL DISTRICT:	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	SACRAMENTO METRO FIRE DISTRICT
PARK DISTRICT:	CORDOVA RECREATION + PARK DISTRICT

NOTES:
1. 8.5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAY.
2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AS PRESCRIBED BY SECTION 66423.1(a) OF THE SUBDIVISION MAP ACT.
3. THIS APPLICATION IS FOR A DEVELOPMENT PERMIT.



TYPICAL RD-7 & RD-10 HOUSE SETBACKS
NOT TO SCALE

LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATION	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 1,2,3,4 + 5	LDR/RD-5/RD-5	5-F RESIDENTIAL (55'X105' TYP.)	77.3	77.3	400
VILLAGES 6 + 7	LDR/RD-7/RD-7	5-F RESIDENTIAL (45'X105' TYP.)	34.5	34.6	218
VILLAGE 8	LDR/RD-10/RD-10	5-F RESIDENTIAL (45'X70' TYP.)	7.3	7.4	62
SUBTOTAL			119.1	119.8	680
LOT A	LDR/PARK/O	NEIGHBORHOOD PARK	7.1	9.0	-
LOT B	LDR/RD-5/RD-5	POSSIBLE FUTURE CELL TOWER SITE	0.1	0.1	-
LOT C	LDR/RD-10/RD-10	OPEN SPACE	0.5	0.3	-
SUBTOTAL			8.3	9.4	-
LOTS D-F	-	LANDSCAPE CORRIDOR	0.7	-	-
AMERICANOS BOULEVARD	-	ARTERIAL ROADWAY	1.1	1.1	-
SUBTOTAL			1.8	1.1	-
TOTAL			-	130.3	680

GROSS ACREAGE INCLUDES: ALL MINOR STREETS + LANDSCAPE CORRIDOR LOTS
NET ACREAGES INCLUDE MINOR STREETS ONLY.

NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS AS PRESCRIBED BY SECTION 66423.1(a) OF THE SUBDIVISION MAP ACT.
2. VILLAGE (LARGE LOT) NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
3. PARK FEES FOR RD-10 LOT WILL BE DEFERRED UNTIL ACTUAL SITE DEVELOPMENT APPROVAL.

SPECIFIC PLAN/TENTATIVE MAP COMPARISON TABLE

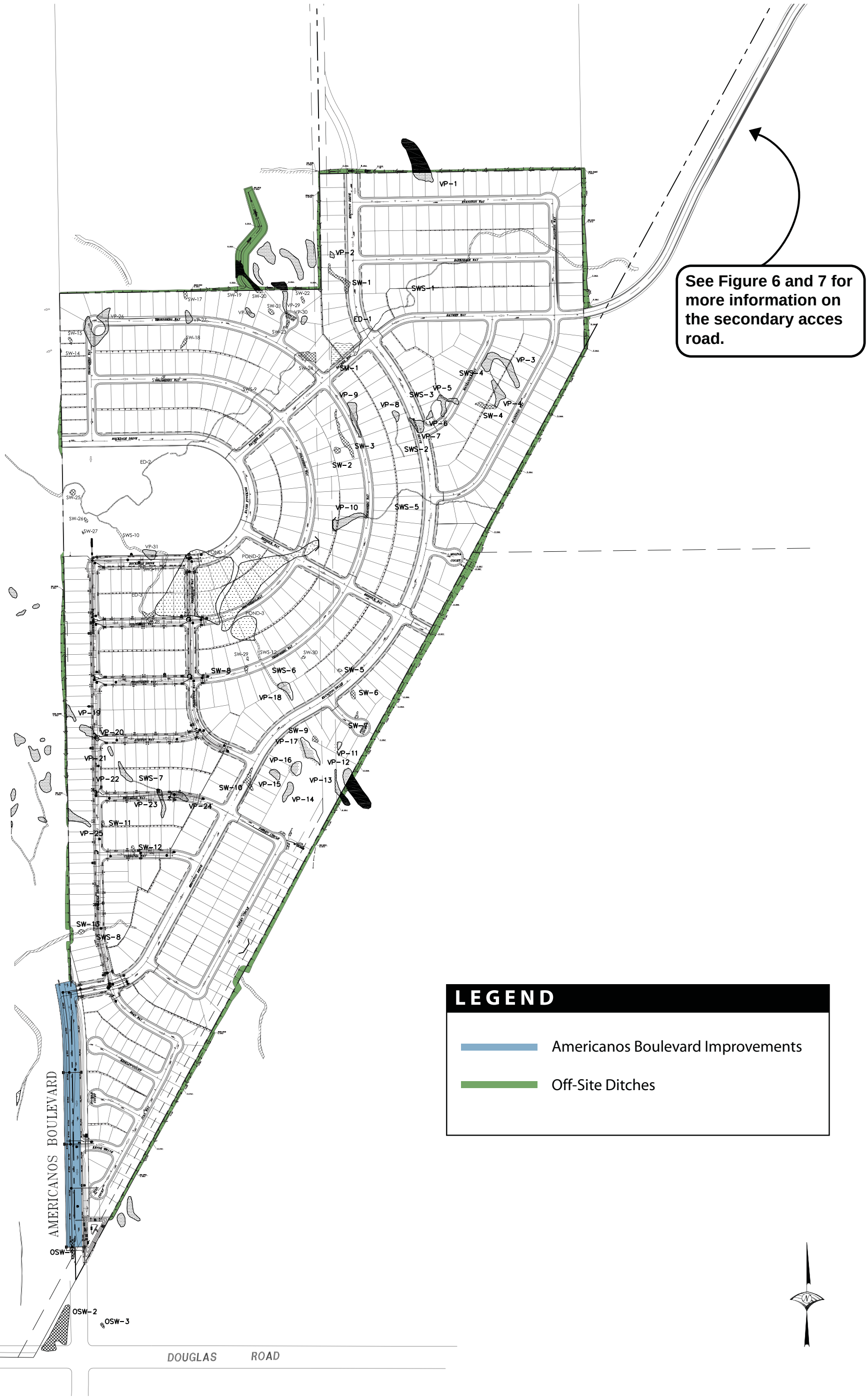
SPECIFIC PLAN LAND USE	SPECIFIC PLAN GROSS ACRES	SPECIFIC PLAN UNITS	TENTATIVE MAP LAND USE	TENTATIVE MAP GROSS ACRES	TENTATIVE MAP UNITS
RD-4	16.8	63	RD-4	0.0	0
RD-5	61.0	276	RD-5	77.3	400
RD-7	29.8	180	RD-7	34.6	218
RD-10	9.3	40	RD-10	7.4	62
PARK	7.1	-	PARK	9.0	-
*GMU	9.9	76	*GMU	0.0	-
			OPEN SPACE	0.3	-
			AMERICANOS BLVD.	1.1	-
SUBTOTAL	134.9	*435		130.2	680

* SUNRIDGE SPECIFIC PLAN ALLOWS 25% OF TOTAL GMU TO BE USED FOR DWELLING UNITS.
** TOTAL EDU FOR SPECIFIC PLAN GMU SITE IF UTILIZED 100% FOR RESIDENTIAL PURPOSES IS CALCULATED TO BE 121 DWELLING UNITS BASED ON THE SUNRIDGE SPECIFIC PLAN EIR.

Source: Wood Rodgers, 2003

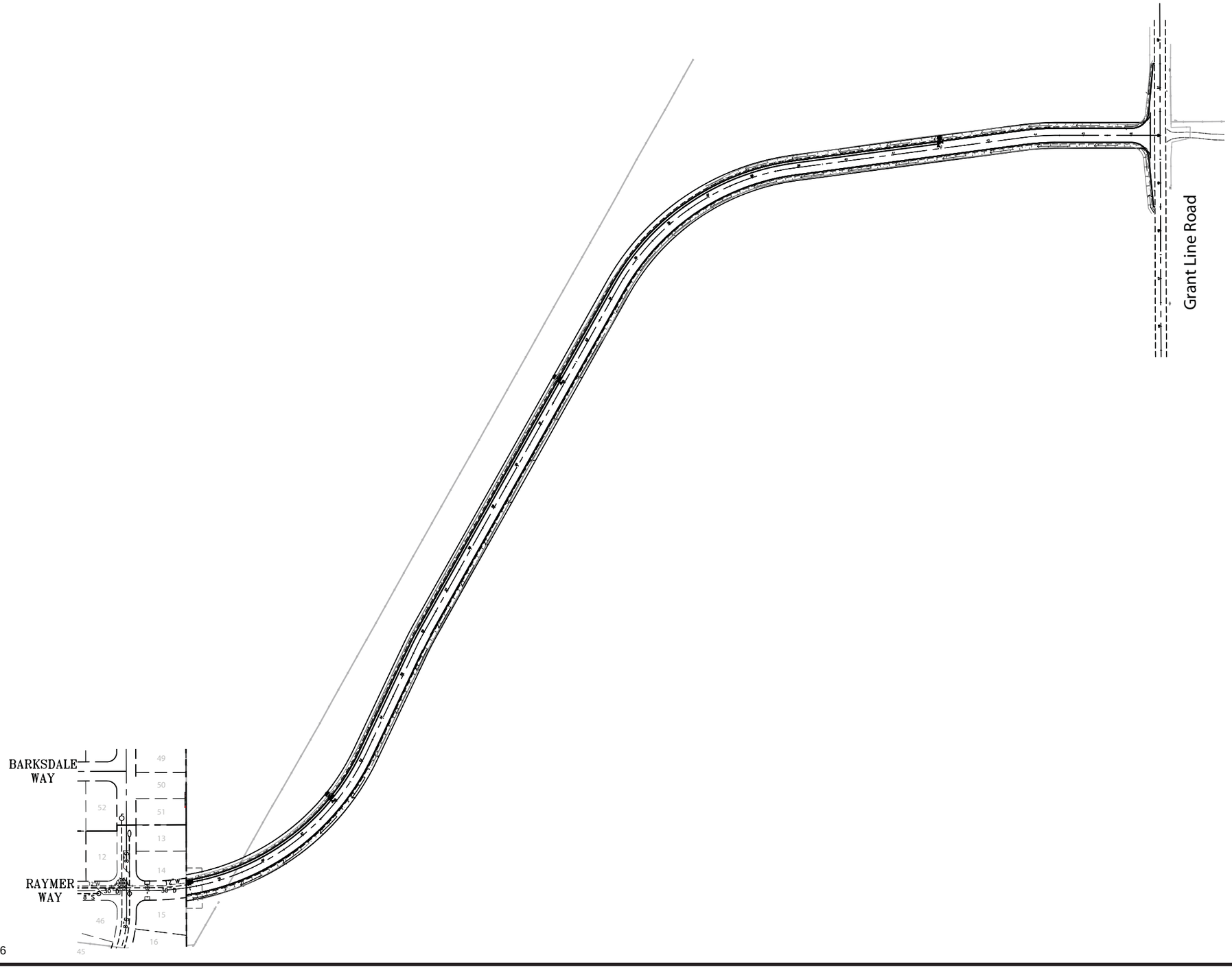
CITY OF RANCHO CORDOVA CALIFORNIA Incorporated 2003

FIGURE 4
PROPOSED SITE PLAN



Source: Wood Rodgers, 2005

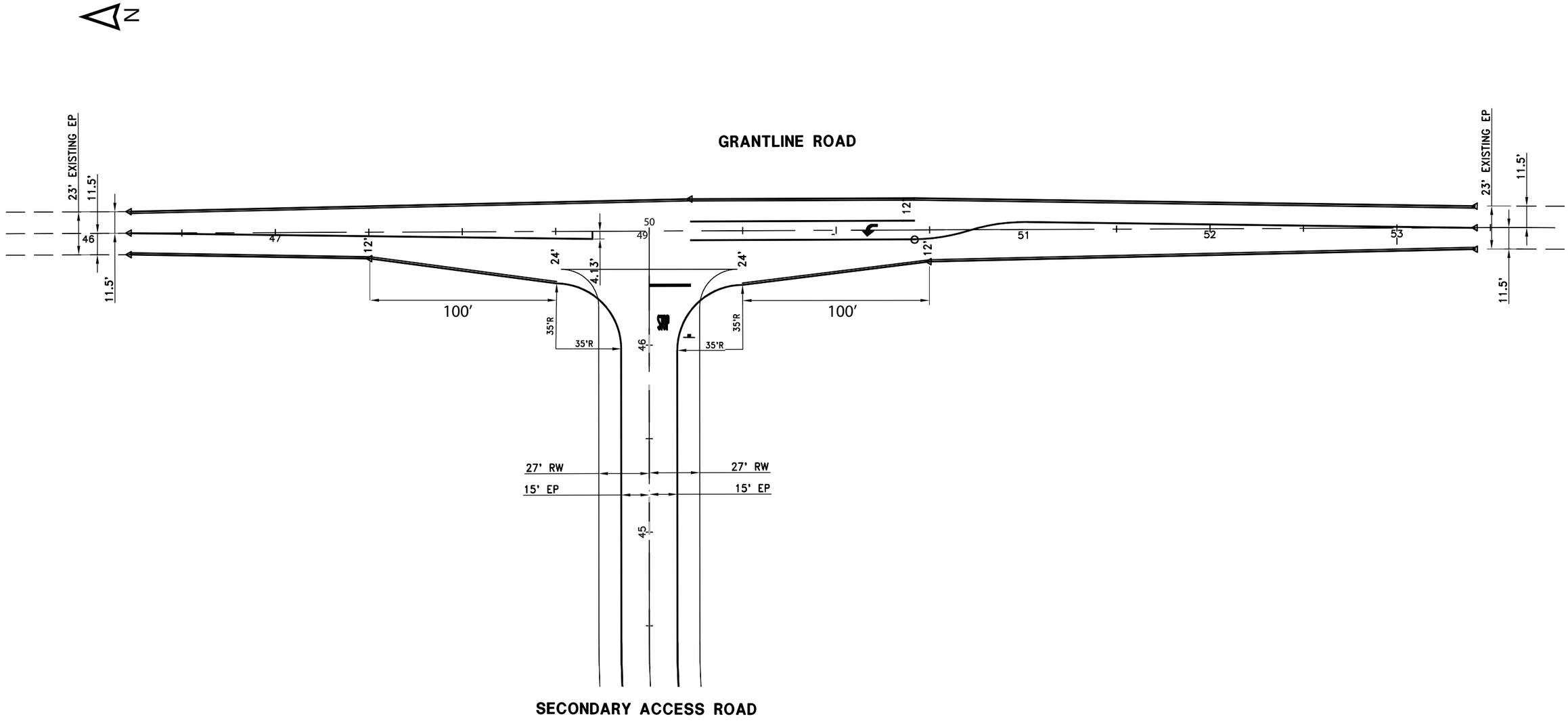
FIGURE 5
Americanos Improvements and Off-Site Ditches



Source: Wood-Rodgers, Inc., 2006

City of Rancho Cordova
Planning Department

Figure 6
SECONDARY ACCESS ROAD



Source: Wood-Rodgers Inc., 2006

City of Rancho Cordova
Planning Department

Figure 7
Grant Line Road Intersection

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 14 specific environmental issues evaluated in this chapter. Other CEQA considerations are evaluated in Chapter 4.0. The environmental issues evaluated in this chapter include:

- Land Use Planning, Population, and Housing
- Geophysical (Earth)
- Water
- Air Quality
- Transportation/Circulation
- Biological Resources
- Energy and Mineral Resources
- Hazards
- Noise
- Public Services
- Utilities and Services Systems
- Aesthetics
- Cultural Resources
- Recreation

For each issue area, one of four conclusions is made:

- **No Impact:** No project-related impact to the environment would occur with project development.

- **Less than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

- **Less than Significant with Mitigation Incorporation:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.

- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant. If there is one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** North Douglas

2. **Lead Agency Name and Address:** City of Rancho Cordova
   2729 Prospect Park Drive
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Hilary Anderson (916) 361-8384

4. **Project Location:** The project site is located within the approved Sunrise Douglas Community Plan and SunRidge Specific Plan (SDCP/SRSP) areas on the northeast corner of Douglas Road and the proposed Americanos Boulevard. The project site is generally bounded by the future Americanos Boulevard to the west, vacant agricultural land to the north and east, and by Douglas Road to the south.

5. **Project Sponsor's Name and Address:** Lennar Communities Incorporated
   1075 Creekside Drive, Suite 110
   Roseville CA, 95678

6. **General Plan Designation(s):** Urban Development Area.

7. **Zoning:** RD-4, RD-5, RD-7, RD-10, CMU, and Park.

8. **Specific Plan:** The project location is within the 2,605.8 SunRidge Specific Plan Area, which was approved the Sacramento County Board of Supervisors on September 18, 2002 (Resolution No. 2002-0901).

9. **APN Number:** 072-0300-003, 072-0370-016, 072-0300-004, 073-0010-011, and 073-0010-012

10. **Description of the Project:** The proposed project will include a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Map. The North Douglas project is located on an approximate 130 acre site and would include 77.3 acres of RD-5, 34.6 acres of RD-7, 7.9 acres of RD-10, 9.0 acres of park uses, 0.3 acres of open space, and 1.1 acres for Americanos Boulevard, as well as the secondary access road. Development of the proposed project would result in the creation of ~~680~~666 dwelling units (du). See **Figure 3** and **Figure 4** for project information. See **Figure 5** for Americanos Improvements and Off-site ditch locations. See **Figure 6** for secondary access road location.

11. **Surrounding Land Uses and Setting:** The project site is bounded by Aerojet lands to the north, the Security Park Industrial site and Aerojet land to the west, and undeveloped agricultural land to the south and east.

12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

    1. Sacramento County Water Agency (SCWA)
    2. Sacramento Metropolitan Air Quality Management District (SMAQMD)
    3. Central Valley Regional Water Quality Control Board (CVRWQCB)
    4. Sacramento Metropolitan Utility District (SMUD)
    5. Sacramento Resource Conservation District (SRCD)

6. U.S Army Corps of Engineers (USACE)
7. U.S. Fish and Wildlife Service (USFWS)
8. County Sanitation District (CSD-1)
9. California Department of Fish and Game (CDFG)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Less than Significant with Mitigation Incorporation" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Hazards & Hazardous Materials	☒ Public Services
☐ Agricultural Resources	☒ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☐ Land Use and Planning	☒ Transportation/Traffic
☒ Biological Resources	☐ Mineral Resources	☒ Utilities & Service Systems
☒ Cultural Resources	☒ Noise	☒ Mandatory Findings of Significance
☐ Geology and Soils	☐ Population and Housing	

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the North Douglas project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3. A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This category also applies when the impact has been previously addressed and it has been determined that there are no new impacts created by the project. This impact level does not require mitigation measures.

4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Less than Significant with Mitigation Incorporation" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.

7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

8. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS 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) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The project's potential visual resource impacts were globally addressed in the Sunrise Douglas Community Plan/SunRidge Specific Plan EIR (SDCP/SRSP EIR) (State Clearinghouse SCH#97022055, page 4.32). There are no scenic vista views available from the North Douglas project site. Mid-range views consist of rural homesteads, limited agriculture operations, and open space. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations and military/airport operations. Implementation of the projects would not adversely affect views on nearby or distant scenic vistas; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP EIR addressed the Community Plan's potential to substantially damage scenic resources on and in the vicinity of the project site (SDCP/SRSP FEIR page 4.32). The nearest highways are US 50 and the Jackson Highway (State Route 16), which are not designated as a state scenic highway in the vicinity of the project site. United States Highway 50 (US 50) is approximately 4 miles north of the project site and State Route 16 is approximately 4 miles south of the project sites. Due to this distance, implementation of the projects would not damage scenic resources views from these highways. Additionally, the site does not contain any rock outcroppings or historic buildings. Onsite trees are limited to those within a defunct orchard and are not considered to be of aesthetic value. None of the trees impacted by construction of the secondary access road are oak trees or landmark trees. Therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The entire Community Plan area is specifically identified in the County General Plan as an Urban Development Area and falls within the Urban Service Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of land to urban uses, (iii) compatibility with the surrounding area, (iv) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the SDCP/SRSP FEIR (p. 4.32).

The Sacramento County General Plan EIR noted that development of the project area would include various intensities of development, which could substantially alter existing views and conflict with the scale of existing structures and the rural character of these areas.

The introduction of urban uses and densities into these areas would substantially alter the present nature of their viewsheds, and therefore result in a significant and unavoidable impact (Sacramento County General Plan EIR, pp. 4.10-11).

Because these impacts had been addressed extensively in the General Plan process, the Final EIR for the SRSP/SDCP does not identify the impacts as being significant effects to the SRSP/SDCP (FEIR, p. 4.32), the County Board noted that the project will contribute to the occurrence of these significant General Plan-level impacts, and no further mitigation is feasible given the Board's 1993 decision, as part of the General Plan approval process, to ultimately approve urban development in the project area.

The North Douglas project does not propose any land uses or densities substantially different from those already analyzed in the SDCP/SRSP Master EIR. The City, therefore, could not identify any significant visual impacts peculiar to the project or parcels. Accordingly, the project's contributions to the previously disclosed aesthetic impacts are not peculiar to the project or parcels, and were fully disclosed previously. Notably, the County Board of Supervisors adopted a Statement of Overriding Considerations for this impact as part of the SDCP/SRSP project approval (See SDCP/SRSP - CEQA Findings of Fact and Statement of Overriding Considerations, July 18, 2002, pp. 154-158 [hereinafter, "Findings"]).

In any event, the City would conclude that the project's aesthetic impacts are less than significant even in the absence of prior County determinations considering the aesthetic impacts of the larger land areas to be significant. The area covered by the project represents a relatively small portion of the overall Sunrise Douglas area. Given plans to urbanize those areas surrounding the sites of the two projects, the two project's contributions to the previously-disclosed, larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context.

Additionally, recent development of the areas to the south and west of the project area has changed the overall visual character from open space and very low density residential development to a more urban character. Large areas of land that were previously undeveloped have been developed as part of projects initiated following adoption of the Sunrise Douglas Community Plan and the Sunridge Specific Plan. Further development, not related to the proposed project, is planned for undeveloped areas to the west and north of the project area. Therefore, the proposed project would not change the visual character or quality of the surrounding area and would result in a *less than significant* impact.

d) Less than Significant Impact/Reviewed Under Previous Document. See c) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document*. The soils on the proposed project site are depicted on Sacramento County General Soils Map as being comprised of Fiddyment fine sandy loam, Red Bluff loam, Red Bluff-Xerarents complex, and Red Bluff-Redding complex (NRCS Soil Survey, 1993). In addition, the project site is depicted on the CA Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G) and Farmland of Local Importance (L). Grazing Land is suitable for the grazing of livestock and Farmland of Local Importance are crop and irrigated pasture lands, which do not qualify as Prime or Unique farmland. The proposed project would not convert Prime, Farmland of Statewide Importance, or Unique Farmland to non-agricultural uses; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the Sunrise Douglas Community Plan/SunRidge Specific Plan Final EIR (SDCP/SRSP FEIR) (State Clearinghouse SCH#97022055, page 4.32). The FEIR identified three areas of potential inconsistency with the Sacramento County General Plan and the SunRidge Specific Plan; the possible need for development clustering, the possible need to increase certain land uses and to reduce others with the overall mix of land uses; and the possible need for a more transit-oriented design within the project. However, the CEQA Findings of Fact for the SDCP/SRSP project (Sacramento County Board of Supervisors, June 19, 2002, page 31) disagreed with the EIR conclusion and determined that there is "no significant effect" relating to any General Plan inconsistency.

As relating specifically to the North Douglas site, no parcels are under Williamson Act contracts (SDCP/SRSP, page 4.30a). Therefore, the project's conflicts and impacts with

existing zoning, nearby agricultural uses, and existing Williamson Act contracts act are considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. See a) and b) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes the local measures, which are planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project site, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The North Douglas project would include, but not be limited to, a mixture of complementary uses within ½ mile from the project's boundaries, Class I or Class II bike lanes, multiple and/or direct pedestrian access, state-of-the-art telecommunications capabilities, and located within ¼ mile of a bus stop. In addition to these standards and design features the project would include other features, (see discussion below) to the fulfill SMAQMD's objectives of Policy AQ-15. As such, the projects would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered *less than significant*.

The SunRidge Specific Plan proponents have complied with Mitigation Measure AI-5 (SDCP/SRSP EIR) by submitting an approved AQ-15 Air Quality Plan. (May 3, 2002 Staff Report to Board of Supervisors for May 8, 2002). The following conditions will ensure that the North Douglas project comply with the SunRidge Specific Plan AQ-15 (SunRidge Specific Plan, page 7-7).

Mitigation Measures

The following mitigation measure is a revision to the previously adopted Mitigation Measure AI-5 of the SDCP/SRSP EIR.

MM 3.1 The North Douglas project shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the City Council, for the purpose of funding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute to the 15% reduction in emissions mandated by General Plan Policy AQ-15.

The purpose of this CSA is to fund programs and services to reduce air quality impacts and implement trip reduction measures that improve mobility, including but not limited to:

- Incentives for alternative mode use;
- Programs encouraging people to work close to where they live;
- On-site transportation coordinators;
- School pool programs;
- Maintenance and improvement of the Folsom South Canal bikeway; and
- Transit shuttle system.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

Implementation of mitigation measure MM 3.1 would reduce this impact to *less than significant.* The North Douglas project is part of CSA-10, Benefit Zone 2. This action was completed on March 8, 2005 and therefore, mitigation measure MM 3.1 has been satisfied.

b) *Potentially Significant/Reviewed Under Previous Document.* Sacramento County is a known area of non-attainment for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM_{10}). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from the implementation of the SunRidge Specific Plan would result in emissions of ROG, NOx, and PM_{10} that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19). The Master EIR determined that the buildout of the Specific Plan with projects such as North Douglas would contribute to a cumulative increase of construction-related emissions and exacerbates SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM_{10} (*Ibid.*). The project is subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing NOx emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp. 11.15–11.16, 11.18–11.20). Implementation of Mitigation Measure AI-1, proposed in the SDCP/SRSP Master EIR, SMAQMD's approved construction emissions programs (Findings, p. 101), and a measure

substituted by the Board for proposed measure AI-5 (Findings, p. 106) were found by the Board to mitigate, but not entirely avoid, these impacts from air pollutant emissions.

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. The project would not create any new or additional significant air quality impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).) Furthermore, because this project proposes less environmentally intrusive land use designations than those set forth in the Community Plan and Specific Plan, and because the air quality impacts at issue have been previously disclosed and are not peculiar to the projects or parcels, such impacts are not subject to CEQA. (See CEQA Guidelines, Section 15183.) To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable to this proposed project.

Mitigation Measures

The following mitigation measures are a revision of the previously adopted Mitigation Measure AI-1 for the SDCP/SRSP EIR, which makes it applicable to the North Douglas project.

MM 3.2a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2b The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2c The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova and SMAQMD.*

MM 3.2d The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova and SMAQMD.*

MM 3.2e The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova and SMAQMD.*

MM 3.2f The project applicant shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

In addition, the following mitigation measures shall be implemented by the North Douglas project to reduce emissions from off- road diesel powered construction vehicles.

MM 3.2g **Category 1**: Reducing NO_X emissions from off-road diesel powered equipment.

The prime contractor shall provide a plan for approval by the City of Rancho Cordova and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average. The prime contractor shall submit to the City of Rancho Cordova and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs; and,

Category 2: Controlling visible emissions from off-road diesel powered equipment.

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the proposed project sites do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.

Contractor shall submit plan to SMAQMD in advance of the start of construction to allow review by SMAQMD. Review by SMAQMD can take 2 weeks or more. Contractor shall submit written SMAQMD approval to the City construction inspector and the City Planning Department prior to mobilization.

In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *Prior to and during construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

c) *Potentially Significant/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The land uses proposed under the North Douglas project is not associated with substantial pollutant concentrations. In addition, standard equipment and best management practices (BMPs) will be used during all construction activities; therefore, this impact is considered *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Rendering Plant is located approximately 2 miles southwest of the project site. The SDCP/SRSP Final EIR (page 4.21) evaluated this issue and determined it to be *significant and unavoidable* and identified Mitigation Measure LA-3 to mitigate the impact to a less than significant level. However, the County Board of Supervisors rejected the original version of Mitigation Measure LA-3 as unnecessary, and instead adopted a revised Mitigation Measure LA-3, which conditions the issuance of building permits within the SunRidge Specific Plan area on the future implementation of odor control systems at the rendering plant. No new impacts would result from project implementation. Therefore, the project would result in *less than significant* impacts. The Sacramento Rendering Plant facility has been retrofitted with state-of-the-art scrubbers and other air pollution reduction devices. The upgrades to the rendering plant have been made and the cost of the upgrades has already been paid.

Therefore, this mitigation measure has been met and the impacts associated with the North Douglas project would be *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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 or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, 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?	☐	☐	☒	☐	☒

Existing Setting

The SDCP/SRSP EIR addressed the potential biological impacts of development in a general (non site-specific) manner and applied mitigation measures to subsequent projects seeking approval in conjunction with the SDCP/SRSP. Subsequent projects in the SDCP/SRSP are required to prepare a wetland delineation, site-specific special-status species surveys and obtain appropriate state and federal permits, and to provide "fair-share" mitigation for known biological impacts.

Discussion of Impacts

a) *Less than Significant With Mitigation Incorporation/Reviewed Under Previous Document*. Impacts to special-status species were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (FEIR, pp. 14.27–14.32). The North Douglas project site may contain suitable habitat for special status species (FEIR, p. 14.27). The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the

area was not yet available, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits. (Findings, pp. 120-121 (mitigation measures BR-6, BR-7).) To completely fulfill the requirements, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by SDCP/SRSP Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. The project would not create any new or additional significant special status species impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the special status species impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA (CEQA Guidelines, Section 15183). To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable specifically to this proposed project.

Mitigation Measures

The following mitigation measures (based on BR-6, BR-7, and BR-8 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 4.1a The project proponents shall conduct (or update) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species.

- If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

- Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.

- Where project impacts include taking of a state listed animal species, a "2081" permit shall be obtained from the CDFG and permit

conditions implemented, pursuant to the California Endangered Species Act.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS and CDFG.*

Determinate surveys pursuant to mitigation measure MM 4.1a were conducted for both the original North Douglas project and the secondary access road. No special status species were found. Therefore, mitigation measure MM 4.1a has been satisfied.

MM 4.1b If development of the North Douglas project would result in a loss of Swainson's hawk foraging habitat, the project's applicants shall mitigate for such loss by implementing one of the following alternatives:

- For projects within a one-mile radius of an active nest site, the project proponent shall preserve 1.0 acre of similar habitat for each acre lost within a ten mile radius of the project site. For projects within a one to five mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost within a ten mile radius of the project site. For projects within a five to ten mile radius of an active nest site, the project proponent shall preserve 0.5 acre of similar habitat for each acre lost within a ten mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the Department of Fish and Game).

- The project's proponents shall, to the satisfaction of the CDFG, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

- ~~The project's proponents shall submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the City of Rancho Cordova Planning Department in the amount set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.~~

Should the City Council of the City of Rancho Cordova adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee) prior to implementation of one of the measures above, the project proponent ~~may~~ shall be subject to that program instead.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and CDFG.*

In August 2005, the applicant obtained a conservation easement at the Gill Ranch Preserve for off-site mitigation of Swainson's hawk habitat impacts related to the original North Douglas project. Therefore, the requirements of mitigation measure MM 4.1b have been met for the North Douglas project. However, the requirements of mitigation measure MM 4.1b are still applicable for the secondary access road area.

MM 4.1c Prior to each phase of grading and construction, a preconstruction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place within and immediately adjacent to the project site. If nesting is observed, consultation with the Department of Fish and Game shall occur in order to determine the protective measures which must be implemented for the nesting birds of prey. If nesting is not observed, further action is not required.

Timing/Implementation: ~~*Prior to issuance of building permits.*~~ *Prior to approval of improvement plans or the issuance of grading permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, CDFG, and USFWS.*

The applicant has submitted to the City a nesting raptor survey of the proposed secondary access road area. The survey was performed on August 25, 2005 and no nesting raptors were observed. Any work that will begin between April 1 and July 31 will require an updated nesting raptor survey.

Implementation of mitigation measures MM 4.1a through 4.1c would reduce project-specific impacts to special-status species to *less than significant*.

b) Less than Significant With Mitigation Incorporation/Reviewed Under Previous Document. See a) above.

c) Less than Significant With Mitigation Incorporation /Reviewed Under Previous Document. Impacts to wetlands were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (See FEIR, pp. 14.22–14.24). The North Douglas project site contains federally protected wetlands (i.e., vernal pools, ponds and wet swales), which could be disturbed by grading and other site preparation activities. The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23–14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24–14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible, however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations of their parcels and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the applicable state and federal agencies' permitting requirements. (Findings, pp. 117-118 (mitigation measures BR-2, BR-3, BR-4).) The Board's measures also allowed for flexibility in achieving compliance with the no net loss policy, in order to accommodate future improvements in wetlands mitigation

strategies. (Findings, pp. 118-119 (mitigation measures BR-3 and SRSP zoning condition No. 62).)

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant wetlands impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the wetlands impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.)

The alignment of the secondary access road does not directly or indirectly affect any wetlands, except for a small non-jurisdictional ditch along Grant Line Road. The ditch is less than 0.19 acres in size and would be removed during construction of the intersection with Grant Line Road. The proposed project includes the creation of ditches along both sides of the secondary access road, fundamentally increasing the amount of roadside ditches in the project area. As the ditch to be removed is not a jurisdictional water of the U.S., and because the amount of roadside ditches within the project it to be increased along the secondary access road, significant impacts to wetlands as a result of the secondary access road are not expected.

To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-2 and BR-4, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by the County's and federal government's no net loss policies (FEIR, pp. 14.23–14.24; Findings, pp. 116–119).

In a letter dated March 31, 2006 from Craig W. Hiatt with ECORP Consulting, Mr. Hiatt stated that the alignment of the secondary access road avoids the wetlands and provides 40 foot buffers from the wetland features. Mr. Hiatt further stated that the buffers are sufficient to prevent significant indirect impacts to wetlands if the following practices are implemented:

1. The work shall take place during the "dry" season;

2. A storm water pollution prevention plan (SWPPP) is prepared and adequate soil erosion best management practices (BMPs) are designed and implemented (i.e., straw wattles, silt fence);

3. The wetlands in the vicinity of the road project are demarcated with orange construction fencing to aid the contractor(s) in identifying sensitive aquatic resources; and,

4. A biological monitor is on-site to assist the contractor(s) in avoiding any wetland features.

Mitigation Measures

The following mitigation measures (based on BR-2 and BR-4 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 4.2a If wetland impacts occur, the project shall comply with Sacramento County's no net loss policies for wetland habitat acreage and values (CO-62, CO-70, CO-83, and CO-96), which establish minimum performance for a wetland avoidance/mitigation strategy.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

MM 4.2b If the project needs to obtain a Clean Water Act permit then the North Douglas project proponents shall submit a wetland delineation for the proposed development areas, and a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat or acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps, the USFWS, and the CDFG, and shall incorporate the following components.

- A wetland delineation of the project site and any proposed off-site wetland preservation/creation site(s), verified by the US Army Corps of Engineers;
- The location of proposed wetland preservation, acquisition, and creation site(s);
- A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values and functions. Compensation wetlands shall be designed to:
    - Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.
    - Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;
- A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met, and as required by the US Army Corps of Engineers, and the USFWS; and

- A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.

Timing/Implementation: *Prior to approval of final map and/or site disturbance (whichever comes first) and during all phases of construction. The monitoring plan shall remain in place for a period of five years after construction activities have been completed.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

MM 4.2c For portions of the project, which will not directly affect wetlands but may indirectly affect wetlands, the applicant shall prepare a "Wetland Impact Minimization Plan," which will provide specific "Best Management Practices" (BMPs) for construction and operation, and provide a copy to the Planning Department for approval prior to site disturbance. All BMPs shall be incorporated into the project design and operation in order to ensure to no adverse environmental effects to or waste/pollutant discharge *(e.g., sediment and urban pollutants)* into a wetland that would result in a "take" of tadpole and fairy shrimp. The "Wetland Impact Minimization Plan" shall provide feasible and effective BMPs that are proven to be suitable for the soil conditions, hydrology and topography in the project area. Additionally, redundant BMPs shall be utilized to ensure no adverse effect to wetlands. Approval of the "Wetland Impact Minimization Plan" shall occur prior to any site disturbance. The BMPs and proposed setbacks shall be clearly shown on improvement plans for each impacted wetland and vernal pool within the area of effect. BMPs shall be listed in the improvement plans and detailed drawings shall be provided for the affected wetlands and vernal pools. The applicant shall provide funds for the City to hire a qualified professional to verify the adequacy of the BMPs to meet the standards. Field monitoring, sampling and reporting shall be conducted throughout project construction and after storm events (in combination with SWPPP monitoring) to ensure that the BMPs are working. The applicant shall fund a full-time monitoring position for a qualified monitor to conduct onsite monitoring. If BMPs are found to be ineffective through field monitoring and sampling, the applicant and monitor shall work with the City to incorporate new BMPs. At the conclusion of grading activities, the construction monitor will prepare a compliance report. The report shall be distributed no later than two weeks after grading activities have be concluded. City staff shall be authorized to conduct spot monitoring during construction activities and after storm events. The monitor will be given authority to postpone or shutdown construction activities if a violation occurs. *If 404 permits are issued allowing fill and/or discharge into previously avoided wetlands, the conditions of said permits will supersede the conditions of this mitigation measure*. The combination of BMPs selected for the project shall be appropriate for clay soils and shall be effective at meeting all of the following objectives: erosion control; sediment control; tracking control; wind

erosion control; non-stormwater management control; and waste management and materials pollution control.

Timing/Implementation: *Prior to site disturbance and during all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 4.2d The "Wetland Impact Minimization Plan" required by mitigation measure MM 4.2c shall be prepared to the satisfaction of the City of Rancho Cordova Planning Department and shall incorporate the following elements:

- The work shall take place during the "dry" season.
- The wetlands in the vicinity of the road project are demarcated with orange construction fencing to aid the contractor(s) in identifying sensitive aquatic resources.
- A biological monitor is on-site to assist the contractor(s) in avoiding any wetland features.

Timing/Implementation: *Plan shall be approved by the City of Rancho Cordova Planning Department prior to approval of grading or improvement plans for the secondary access road.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 4.2a through MM 4.2~~c~~d would reduce the project's impacts to wetlands to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not interfere with the movement of any fish or wildlife species or impede the use of native wildlife nursery sites or corridors; therefore, this impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The project site may contain oaks, cottonwoods, ornamentals and various orchard trees. Impacts to native oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an on-site tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9).

The secondary access road alignment does include some small trees. However, these trees are from an abandoned orchard on the project site and do not qualify as landmark or native trees and are not protected under the City's Tree Preservation Ordinance (Hiatt, Craig. Letter received September 1, 2005).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts to on-site trees that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA

Guidelines, Section 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the trees impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure BR-9, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impact to trees to a less than significant level, as noted by the Master EIR (FEIR, pp. 14.33).

Mitigation Measures

The following mitigation measure (based on BR-9 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 4.3 The project applicants for the North Douglas project shall submit a survey identifying the specific type, size, and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. Consistent with General Plan policies, the removal of any native oak tree measuring six inches or greater in diameter at breast height (dbh) and the removal of any non-oak native tree (excluding cottonwoods and willows) measuring 19 inches or greater dbh necessary to accommodate future development shall be mitigated by planting replacement trees (in-kind species on an inch-for-inch basis) within the project area. In addition, other non-native landmark size (19" or greater) may require mitigation as determined on a project- by- project basis.

Timing/Implementation: *Prior to issuance of improvement plans or grading permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 4.3 would reduce potential impacts to on-site trees to *less than significant*.

A tree survey has been completed for the North Douglas project, which found no trees to be preserved and protected. Therefore, this mitigation measure has been met.

f) Less than Significant Impact/Reviewed Under Previous Document. Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County or the SDCP/SRSP; therefore, the project would not conflict with such plans and the impact would be *less than significant.*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☒

Existing Setting

Record searches and field examinations were conducted in preparation for the SDCP/SRSP EIR; however, only portions of the Plan area were surveyed. There were two previous surveys that covered the Plan area include: Slaymaker 1988 and Peak and Associates, Inc. 1989. The most current survey was conducted on May 30, 1997. The surveys concluded that the Plan area was void of any prehistoric resources; however, did identify two historic resources within the area. The most current survey included only portions of the North Douglas project site. A survey of the secondary access road area was conducted in August 2005. This survey found no evidence of significant cultural or historic resources within the secondary access road area of effect (ECORP, August 2005. See **Appendix D**. No historical, archeological, paleontologic, or evidence of human remains were identified during the most recent survey; however, significant resources may be present on the project site and additional surveys would be required or existing surveys updated.

Discussion of Impacts

a) *Less Than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. As indicated above, limited Cultural Resource surveys were conducted and evaluated for SDCP/SRSP EIR. The surveys, including that for the secondary access road site, indicated that the North Douglas site was free of important cultural/historical resources and it was determined that the site has a low probability of such resources. However, only portions of the site were included in the survey areas. The SDCP/SRSP EIR identified mitigation to reduce potential impacts on cultural and historical resources (SDCP/SRSP Final EIR, page 15.9). Although, implementation of the project is not expected to result in any new cultural resource impacts, project-specific survey results are required to identify any potential cultural, historic, archeological, or paleontologic resources that may be present on site.

Mitigation Measures

The following mitigation measure (based on CR-1 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 5.1 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the

City of Rancho Cordova shall be immediately notified. At that time, the City will coordinate any necessary investigation of the site with appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Timing/Implementation: ~~*Prior to issuance of building permits.*~~ *Throughout construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 5.1 would reduce the project's potential cultural, historic, paleontologic, and archeological resource impacts to *less than significant*.

g) *Less Than Significant Impact with Mitigation Incorporation /Reviewed Under Previous Document*. See a) above.

h) *Less Than Significant Impact with Mitigation Incorporation /Reviewed Under Previous Document*. See a) above.

i) *Less than Significant Impact/Reviewed Under Previous Document*. There are no known cemeteries on the project site; however, due to the large Native American population in the past, the primary concern is the disturbance of hidden or unmarked sites, such as gravesites or areas of spiritual significance, which may not contain any surface evidence of occupancy. The project is not expected to result in any new cultural resource impacts. However, implementation of Mitigation Measure 5.1 would reduce any potential human remain impacts to *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS Would the project:					
a) Expose people or structures to 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 projects, 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 risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☐

Existing Setting

The Spink Corporation evaluated the soils within the SDCP/SRSP areas including the geological conditions of the North Douglas project site. Design of the buildings in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) would ensure that significant damage to buildings as a result of seismic ground shaking is prevented. The SDCP/SRSP EIR concluded that the soil types and geologic conditions occurring within the SRSP area are suitable for the land uses proposed for the North Douglas project.

Discussion of Impacts

a)

i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant*.

ii) *Less than Significant Impact/Reviewed Under Previous Document*. See response to a (i) above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area; however, any development would be required to comply with any seismic standards enforced by the UBC.

iii) *Less than Significant Impact/Reviewed Under Previous Document*. See response to a (i) above. The soil types of the North Douglas project site consist of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not constitute a potential impact for ground failure or liquefaction.

iv) *Less than Significant Impact/Reviewed Under Previous Document*. The project site is characterized by flat terrain and gently sloping topography; as such, the site has very low potential for landslides.

j) *Less than Significant Impact/Reviewed Under Previous Document.* Grading activities associated with development of the project would remove vegetative cover and would expose soils to wind and surface water runoff. The project is subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. This issue was addressed in the SDCP/SRSP FEIR (page 13.18); therefore, this impact is considered *less than significant*.

k) *Less than Significant Impact/Reviewed Under Previous Document.* The soil groups present on the project site have high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high-shrink swell potential. The project is subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant*.

l) *Less than Significant Impact/Reviewed Under Previous Document.* See c) above.

m) *No Impact.* The proposed project would not use a septic tank system or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) facilities; therefore, there is no impact.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. 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 § 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 area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐	☐

Existing Setting

The initial Phase I Environmental Site Assessment was prepared for the entire SDCP/SRSP area by Wallace-Kuhl & Associates (dated 1997). The Assessment identified potential hazardous impacts resulting from including but not limited to: the exposure to off-site groundwater contamination; exposure to residual agricultural chemicals; potential Kiefer Landfill impacts; exposure to toxic air emission sources; exposure to PCB's and radon; and the potential of exposure to asbestos during the construction period.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was reviewed in the SDCP/SRSP Master EIR for the Sunrise Douglas Community Plan and the SunRidge Specific Plan Areas (See Section 16. Hazardous Materials). The land uses proposed as part of the North Douglas project site consists of residential, parks, and landscape corridor lots, which

are not associated with the use of large amounts of hazardous materials. Therefore, implementation of the project is expected to result in *less than significant* hazardous material transportation and disposal related impacts.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* Construction activities would include the use of heavy equipment, which involves the use of oils, fuels and other potentially flammable substances that are typically associated with construction activities. In addition, as noted in the Master EIR, the North Douglas project site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to people in the vicinity if PCB exposure occurs as a result of leakage or combustion, or if people come into contact with contaminated or hazardous materials associated with the storage tanks or illegally dumped debris (FEIR, pp. 16.16–16.20). The FEIR determined that these potentially significant impacts could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and removal of these hazards (*Ibid.*).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous materials that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the hazardous materials impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures TX-3, TX-6, TX-7, and TX-8 adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.16–16.20).

Mitigation Measures

The following mitigation measures (based on TX-3, TX-6, TX-7, and TX-8 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 7.1a The North Douglas project applicants shall coordinate with SMUD to ensure that all transformers, which predate 1979/1980, are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 7.1b As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the North Douglas project site and disposed of or recycled off-site.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 7.1c If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 7.1a through 7.1c would reduce potential PCB, underground storage tanks, and/or trash and debris impacts to *less than significant*. No other significant risks of explosion or accidental release of hazardous substances are anticipated; therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 16: Hazardous Materials and discussions a) and b) above. There are three elementary schools, one middle school, and one high school proposed in the SDCP/SRSP areas. However, development of the North Douglas project would not result in the release of acute hazardous materials adversely affecting these proposed school sites. Therefore, this impact is considered *less than significant*.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The proposed project site is not listed as having past hazardous materials involvement. However, there is documented groundwater contamination within close proximity to the proposed project area (SDCP/SRSP Final EIR, page 16.13). However, the use of on-site wells in not part of the North Douglas project. Instead, the project proposes to obtain potable water from an off-site well field (known as the North Vineyard Well Field [NVWF]), located approximately 5 miles southwest of the SDCP/SRSP project area, ultimately to be combined with surface water supplies as part of the planned Zone 40 conjunctive use system (SDCP/SRSP Final EIR, page 16.14). The California Department of Health Services believes that the NVWF will provide a guaranteed supply of drinking water for the indefinite future. Therefore, the potential for exposure to groundwater contamination is considered to be less than significant.

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous groundwater contaminants that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels (See CEQA Guidelines, Section 15178, subd. [c][1]). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater contamination impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure TX-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.18).

Mitigation Measures

The following mitigation measure (based on TX-5 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 7.2 As development occurs, each site shall be specifically inspected for water supply wells, septic tanks, leach lines, and cisterns. All water supply wells shall be properly destroyed via the well abandonment procedures of the County Environmental Health Division. Septic tanks, leach lines, and cisterns shall be located, removed, and backfilled in accordance with the recommendations of a qualified geotechnical engineer.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 7.2 would reduce any other potential public and environment impacts resulting from these sites to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento Mather Airport, but is within two miles of the facility. Additionally, the project is not located under the imaginary surfaces (Part 77), nor is it within the overflight zone. Implementation of the project would not adversely affect operations of this facility and is not anticipated to result in safety-related hazards or adverse impacts to people residing or working on the project sites. Therefore, this impact is considered less than significant (SDCP/SRSP Final EIR, page 4.29).

f) *No Impact.* The project area is not located within the vicinity of a private airstrip. Therefore, *no impacts* are anticipated.

g) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not conflict with the *Sacramento County Multi-hazard Disaster Plan, the Sacramento County Area Plan* or any other adopted emergency response or evacuation plan. Therefore, this impact is considered *less than significant*.

h) *Less Than Significant Impact/Reviewed Under Previous Document.* The project site is not adjacent to wildlands and is in an area designated for urbanized land uses. Additionally, implementation of the project would not place residences or structure where they are intermixed with wildlands. Therefore, this impact is considered *less than significant* and does not require mitigation.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☐	☒	☐	☐
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	☐	☒	☐	☐
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	☐	☒	☐	☐
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
i) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☒
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR (See, generally, FEIR, section 9). The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface water quality impacts during the construction period and long-term water quality impacts due to urban runoff and accumulated pollutants after development (FEIR, pp. 1.15, 9.12; Findings, p. 78). As expected in the FEIR, construction of the proposed project would create new sources of urban runoff (FEIR, pp. 9.12–9.13). Unless the runoff is controlled, it would generate new runoff pollutants such as oil, gasoline, and other chemicals with potentially adverse impacts on water quality. The FEIR concluded that, through the use of water quality control basins proposed in the SDCP/SRSP Master Drainage Plan, combined with flood control detention facilities, compliance with a Stormwater Pollution Prevention Plan ("SWPPP") and applicable County ordinances and State requirements, such impacts would be reduced to a less than significant level (Ibid.). A SWPPP will also be required for the North Douglas project to address site-specific erosion control and water quality issues after construction. Because the County Land Grading and erosion Control Ordinance and State requirements already apply to the project, no further mitigation for water quality impacts is necessary (FEIR, p. 9.13).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant water quality or waste discharge impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the water quality impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure HY-3, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant water quality impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 9.13).

Mitigation Measures

The following mitigation measure (based on HY-3 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 8.1 The North Douglas project applicants shall provide storm water quality source and treatment measures consistent with Volume 5 of the Sacramento County Drainage Manual. The final design of such and treatment control measures shall be subject to the approval of the Sacramento County WRD.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments and the Sacramento County Water Resources Department.*

Implementation of mitigation measure MM 8.1 would reduce potential water quality standards and waste discharge requirements impacts to *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan's potential impacts on area groundwater levels were extensively examined in the Master EIR (See FEIR, pp. 7.35–7.56). The Board ultimately concluded that all such impacts would be mitigated to a less than significant level (Findings, pp. 60-70).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant groundwater supply impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Developments subsequent to the approval of the SDCP/SRSP within the SDCP/SRSP planning areas are subject to mitigation measures demonstrating the acquisition of adequate surface supplies has been achieved and that groundwater levels will not be adversely impacted (Findings, pp. 60-70). Implementation of these measures at a project-specific level will reduce the potentially significant groundwater impacts to a less than significant level, as noted by the Master EIR (*Ibid*.).

c) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* As noted for the larger SDCP/SRSP project, conversion of approximately 325.1 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the site (FEIR, p. 9.11). Buildout under the SDCP/SRSP such as the proposed North Douglas project would increase drainage rates that could result in flooding and erosion (*Ibid.*). The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5). No additional on- or off-site siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR.

However, the off-site ditches depicted in **Figure 5** are located on property not owned by the applicant. Permission from the adjacent landowners would have to be obtained prior to site disturbance.

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant drainage impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the drainage impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80).

Implementation of these measures at a project-specific level will reduce the potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

Mitigation Measures

The following mitigation measures (based on HY-2, HY-4, and HY-5 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 8.2a The North Douglas project shall implement the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area"(Amendment (MHM Engineers & Surveyors, October 19, 2001. Such improvements shall be designed to ensure that post-development peak (100-year) flows do not exceed existing peak flows to the satisfaction of the County Water Resources Division (WRD). Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will reduce peak flows or at least pre-development of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.

- Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD for review and approval.

- Plans for the design and construction of the realigned channel and detention basin within the Sares-Regis wetland preserve area shall also be subject to the approval of the US Army Corps of Engineers.

- Plans for the design and construction of any joint-use park/detention facilities shall also be subject to the approval of the City of Rancho Cordova Parks District.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and the Sacramento County Department of Water Resources.*

MM 8.2b Implementation of the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area"(Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area"(Amendment (MHM Engineers & Surveyors, October 19, 2001 shall not occur until the following items have been submitted to the City of Rancho Cordova for review and approval:

- A wetland delineation for the improvement area verified by the U.S. Army Corps of Engineers.

- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.

- Determinate surveys of the improvement area for potentially occurring special status species.

- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.

- A vegetation/tree survey for the improvement area, which identifies any existing marsh and riparian habitat.

- A detailed vegetation/tree replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS, US Army Corps of Engineers, and CDFG.*

MM 8.2c Implementation of the Final MDS and Amendment improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department USFWS, US Army Corps of Engineers, and CDFG.*

MM 8.2d The project applicant shall obtain appropriate easements from all adjacent property owners for which the off-site ditches are located. Copies of any easements shall be provided to the Rancho Cordova Public Works Department.

Timing/Implementation: *Prior to site disturbance in off-site areas.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments and the Sacramento County Department of Water Resources.*

Implementation of mitigation measures MM 8.2a through 8.2d would reduce the project's potential water quality standards and waste discharge requirement impacts to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussions c) above and g) below.

e) *Less than Significant Impact*. See discussion a) above. In addition to compliance with a SWPPP, the use of the following BMPs as requested by the City and identified by the California Stormwater Quality Association (CASQA, January 2003) would further mitigate any operational impacts. This list is representative of recommended BMPs but does not constitute the only practices to be employed. All requirements of the SWPPP shall be followed as well.

CASQA Identifier	**BMP Name**
NS-8	Vehicle and Equipment Cleaning
NS-9	Vehicle and Equipment Fueling
NS-10	Vehicle and Equipment Maintenance
WM-1	Material Delivery and Storage
WM-2	Material Use
WM-3	Stockpile Management
WM-4	Spill Prevention and Control
WM-5	Solid Waste Management
WM-6	Hazardous Waster Management

More information on these BMPs, including their implementation and requirements, is available at www.casqa.com or upon request at the City of Rancho Cordova Planning Department. Use of these and other BMPs, as well as adherence with a SWPPP under discussion (a) above would ensure that impacts from the project are *less than significant.*

f) *Less than Significant Impact*. See discussion a) above.

g) *Less than Significant Impact*. See discussion a) above.

h) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion above in a) and c).

i) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above.

j) *Less than Significant Impact/Reviewed Under Previous Document.* According to the SDCP/SRSP EIR and as depicted on current FEMA maps, the entire project site is located outside the 500-year floodplain (SDCP/SRSP Final EIR, page 9.1b). The proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; therefore, this impact is considered *less than significant*.

k) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion g) above.

l) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology, and discussion g) above.

m) *No Impact.* The project site is not located near the Pacific Ocean, nor is it near a large water body that would be capable of creating seiches or tsunami.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING Would the project:					
a) Physically divide an existing community?	☐	☐	☒	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP area is currently undeveloped and is surrounded by limited development; as such, the project would not divide an established community. The Master Plan EIR identified nine residential clusters or community "villages" for the SDCP area, which included land use allocations for the SDCP/SRSP areas. These allocations included, but were not limited to, residential densities, public service acreage, and commercial square footage. Land use related impacts for the Community Plan and SunRidge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). Implementation of the North Douglas project would not result in any additional land use impacts than those identified in previous documents; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were not inconsistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency (SDCP/SRSP Findings, p. 31). The North Douglas project proposes land uses that are substantially consistent with the Community Plan and Specific Plan designations for these areas (See FEIR, pp. 4.15a–4.17b)(See **Figure 3**). Although the proposed designations vary slightly from the specific plan, the proposed designations are environmentally less intrusive. This is due in large part to the loss of the CMU land use designation depicted in the specific plan, and the creation of approximately 2.0 additional acres of park uses. Development of the North Douglas project would not result in any new or significant additional land use impacts beyond those identified in the Master EIR. Therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County; therefore, *less than significant* impacts are expected.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. 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 of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is not identified by the California Division of Mines and Geology or in the Sacramento County General Plan as a high quality resource area. Additionally, planned growth and development in the area will preclude the mining and recovery of potential mineral resources (such as aggregates) in the project area. Therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento County General Plan does not designate the site as located in a mineral resource zone. This was previously addressed in the SDCP/SRSP FEIR (page 13.19) and the impact is considered *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XI. NOISE. Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☒	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐

Existing Setting

Motor vehicle traffic is the major existing noise source in the SDCP/SRSP area. Major mobile sources include the vehicular traffic along Sunrise Boulevard, Douglas Road, Grant Line Road, Jackson Highway, and Kiefer Boulevard and daily aircraft noise from nearby Mather Airport. Stationary sources of noise in the vicinity of the project area include the Cordova Shooting Center, the Kiefer Road Landfill, the Sacramento Rendering Company, American River Aggregates and Asphalt, and the Douglas Security Park.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less-than-significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.;* Findings, pp. 111-114). As predicted in the Master EIR, the North Douglas project may place residential and other land uses in close proximity to roadways, which may result in traffic noise in excess of established Sacramento County General Plan and Noise Ordinance Standards (FEIR, pp. 12.15–12.16). This project, however, is subject to the mitigation measures adopted by the County for these impacts. Therefore, this impact will be mitigated to a less than significant level.

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant noise impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the noise impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) Implementation of the previously adopted SDCP/SRSP mitigation measures NS-5 and NS-6 at a project-specific level will reduce the potentially significant noise impacts to a *less than significant* level, as noted by the Master EIR (FEIR, pp. 12.15–12.16; Findings, pp. 111-114).

b) *Less than Significant Impact/Reviewed Under Previous Document*. Implementation of the North Douglas project would not generate excessive groundbourne vibration or groundbourne noise sources. Construction activities would temporarily increase groundbourne related impacts; however, standard Sacramento County Noise Ordinance requirements would reduce this impact to *less than significant*.

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document*. See a) above. In addition, implementation of the project would substantially increase traffic volumes and result in changes in traffic noise levels adjacent to roadways in the vicinity of the projects. However, it should be noted that the proposed project's land uses would result in less traffic noise that the plan evaluated in the SDCP/SRSP EIR due to the elimination of the CMU and the additional 2 acres of parks. The project would also result in additional stationary noise sources from the proposed park and recreational uses. To reduce potential noise impacts from these sources, the project will incorporate the use of setbacks, barriers and various site designs to help shield noise sensitive areas (i.e., residential areas, school sites, and parks). However, site-specific mitigation measures are necessary to lessen impacts of ambient traffic noise.

Mitigation Measures

The following mitigation measures apply specifically to the North Douglas project.

MM 11.1 The North Douglas noise-sensitive land uses proposed for development within the future 60 dB Ldn traffic noise contour shall be required to prepare an acoustical analysis, and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 11.1 would ensure compliance with Sacramento County noise standards and reduce future ambient noise levels to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. Implementation of the project would involve the transport and use of heavy equipment. The use of heavy equipment and other construction activities would temporarily increase the ambient noise levels in project's vicinity above existing levels. However, these increases would be periodic and subject to Sacramento County Noise Ordinance regarding construction activities. The

North Douglas project would not result in any additional temporary noise increases than those identified in the SDCP/SRSP EIR.

The following mitigation measure (based on LA-1 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 11.2 The North Douglas project shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone for information and/or complaints regarding the construction activities. This may be a City number if applicable.

Timing/Implementation: ~~*Prior to issuance of building permits.*~~ *Approval of storage and staging areas to be obtained prior to site disturbance. Remainder of measure applicable throughout construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 11.2 would reduce the project's potential temporary noise impacts to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The North Douglas project site is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed project site. Although the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed site from operation of this facility since the project is not located within any of the airport noise contours. Therefore, this impact is considered *less than significant*.

f) *No Impact.* There are no private airstrips within the vicinity of the proposed project site; thus, *no impacts* would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* As noted in the Master EIR, buildout of the SDCP area could result in the construction of approximately 22,503 residential units, commercial/business/professional land uses and school and park sites (FEIR, p. 3.5). The project site is located within the SDCP and SRSP areas, which were designated in the Sacramento County General Plan as an Urban Growth Area (FEIR, p. 4.33). Potential impacts relating to population and housing were globally addressed in the General Plan EIR (*Ibid*.).

The North Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant growth inducement impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the growth-inducing impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, Section 15183.) Therefore, the North Douglas growth inducement impacts are considered *less than significant*.

b) *No Impact.* The proposed project will provide approximately ~~680~~ 666 residential units on land that currently has two rural residences. Therefore, there would be no significant displacement of existing housing and no need for the construction of replacement housing elsewhere.

c) *No Impact.* See b) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	☐	☒	☐	☐	☒
b) Police protection?	☐	☒	☐	☐	☒
c) Schools?	☐	☐	☒	☐	☒
d) Parks?	☐	☐	☒	☐	☒
e) Other public facilities?	☐	☒	☐	☐	☒

Discussion of Impacts

a) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sacramento Metro Fire District indicated that one or two more fire stations would be needed to accommodate the proposed growth within the SRSP area. During the project's development, the primary calls for fire service will most likely be for emergency medical responses. The proposed project is subject to modern fire codes, which would decrease the likeliness of structure related fire responses. The project proposes a primary access point into and out of the site off of Douglas Road and a secondary access road extending east from the northeast corner of the site to Grant Line Road. The secondary access road was added to the project specifically to provide a second access point to the project from nearby major roads and at the request of the Sacramento Metropolitan Fire District.

Mitigation Measures

Because the project would result in a new impact to fire protection, a new mitigation measure is required.

MM 13.1a Prior to the issuance of building permits for the 251st unit, a second access road designed to the satisfaction of the Fire District and the City of Rancho Cordova shall be constructed. This road would need to be evaluated for environmental impacts prior to construction.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

This Subsequent Mitigated Negative Declaration includes provisions for the secondary access road, thereby satisfying mitigation measure MM 13.1a.

The following mitigation measure (based on PS-5 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 13.1b The North Douglas project shall comply with the following design measures:

- Cul-de-sacs shall not exceed 150-feet in length where possible, in order to facilitate emergency vehicle response throughout the development area. Off-site street bikeways, pathways, and recreational areas shall provide adequate access for fire fighting apparatus.

- All development shall meet the minimum water supply requirements for fire flow, by type of land use.

- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place during all phases of the project.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 13.1c The project applicants shall pay their fair share of proposed SRSP fire protection facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the mitigation measures MM 13.1a through 13.1c would fully mitigate the proposed project's potential impacts on fire protection services to *less than significant*. Implementation of MM 13.1a may result in environmental impacts to biological and cultural resources, air quality, noise, and traffic (short-term). ~~These impacts would need too be evaluated and mitigated in a separate environmental document.~~ The potential environmental impacts of mitigation measure MM 13.1a are analyzed and mitigated in this Subsequent Mitigated Negative Declaration.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* The Sacramento County Sheriff's Department will provide law enforcement services to the North Douglas project site. The SDCP/SRSP project's effects on law enforcement were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sheriff's Department reviewed the SDCP/SRSP projects and identified various design features, which can be included in future development proposals to minimize the demand for law enforcement services (SDCP/SRSP EIR, page 6.16).

Mitigation Measures

The following mitigation measure (based on PS-6 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 13.2 The project applicants shall consult with the City of Rancho Cordova Police Department and implement crime prevention/safety development design measures to the maximum extent feasible.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the mitigation measure MM 13.2 would mitigate the project's potential impacts on law enforcement services to *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the proposed residential units would generate students for schools. However, the SDCP/SRSP FEIR states, "The public Facilities Financing Plan for the Specific Plan area indicates that funding of needed school facilities will occur through the payment of Elk Grove and Folsom Cordova school impact fees, through participation in the Elk Grove School District's Mello Roos CFD, and though the State School Building Program. By contributing towards the costs of school facilities as outlined in the proposed Financing Plan, and by designating an adequate number of sites for new school construction, Sunrise Douglas Plan area development will have a less than significant impact on school facilities". Specifically, the proposed project would also have a *less than significant* impact on school facilities.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the residential units would generate the need for additional parkland. The project proposes the construction of a 9.0-acre park to serve the proposed residential units. This park is of a larger size than proposed in the SDCP/SRSP FEIR (SDCP/SRSP FEIR, page 4.15a). This is considered a *less than significant* impact to park resources.

e) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. It is important to not that SMUD has indicated the need for a substation on or near the proposed project site. However, the specific location of the substation has yet to be determined. If a substation were to be placed on the North Douglas site, the impacts of this substation would have to be analyzed under a separate environmental document. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measures

The following mitigation measures (based on PS-1, PS-2, PS-3, and PS-8 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 13.3a The North Douglas project applicant(s) shall address and resolve project-related electrical facility issues through close coordination with SMUD in project planning and development. The applicant(s) shall grant all necessary right-of-way for installation of electrical facilities. Coordination with SMUD shall occur and any required agreements shall be established prior to final map recordation for the project.

Timing/Implementation: *Prior to recordation of final map.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3b To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between facilities and surrounding objects or construction activities. To ensure compliance with these standards, the North Douglas project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance of operations of PG&E's facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and PG&E.*

MM 13.3c The residential design of the North Douglas project shall adhere to the SMUD Energy Efficiency/Load Management Measures for Residential New Construction.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3d The North Douglas project applicants shall address and resolve issues related to the provision of telephone and cable television services within the project areas through close coordination with the applicable service provider during project planning and development.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 13.3a through 13.3d would reduce potential natural gas, electrical service, phone, and cable impacts to *less than significant.*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. 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 of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The North Douglas project would include an approximate 9.0-acre community park, which is 2 acres more than was evaluated in the SDCP/SRST EIR. The community park would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See a) above. The potential environmental impacts of park construction and provision were addressed in the appropriate technical sections of the SDCP/SRSP EIR. The construction of the proposed community park would not result in additional environmental impacts than those identified in the EIR; therefore, this impact is considered *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

Existing Setting

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). The analysis examined the project-specific and cumulative effects on the Specific Plan area's roadways, intersections, freeway operations, and proposed transit and bikeway facilities (FEIR, pp. 10.17–10.36). Implementation of the SRSP would increase A.M. and P.M. peak hour and daily vehicle trips over existing conditions (FEIR, p. 10.17). The SDCP/SRSP EIR identified thirty-one (31) traffic and circulation mitigation measures, most of which the Board subsequently adopted (Findings, pp. 80-98). The North Douglas project will have to comply with the applicable adopted mitigation measures. Those measures would provide the required improvements for roads that would serve the proposed project sites (i.e., Sunrise Boulevard, Douglas Road, Americanos Road, and Pyramid Road, etc.). The proposed project is currently designed with ~~only one~~ two access points; ~~which is~~ including a primary access off of Douglas Road and a secondary access road extending east from the northeast corner of the site to Grant Line Road. ~~Prior to the approval of more than 250 units, the project will be required to construct a secondary access to connect to Grant Line Road (See Section XIII).~~

Discussion of Impacts

a) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* Traffic and Circulation issues were globally addressed in the SDCP/SRSP EIR (see Section 10: Traffic and Circulation). The SDCP/SRSP EIR indicated that a significant number of trips would be generated by implementation of the SRSP under existing plus project conditions. Buildout

under the SRSP is projected to generate approximately 152,400 daily vehicle trips – 10,155 during the A.M. peak hour and 15,830 during the P.M. peak hour.

A project specific traffic analysis was conducted by Fehr and Peers, dated December 31, 2003 (See **Appendix A**). This analysis was conducted to compare the project under the SDCP/SRSP, with the currently proposed project, which varies slightly with the Specific Plan. Using the same methodology and ITE manual, Fehr and Peers calculated that the proposed project would produce 585 trips during the PM peak hour. This is 73 trips less during the PM peak hour than the previously proposed project. This is due in large part to the elimination of CMU land use designation, and the increase in park uses proposed by the North Douglas project.

A traffic study of the impacts of the secondary access road in the proposed project was conducted by Fehr and Peers on November 14, 2005 (See **Appendix C**). The study recommended two options for lane configuration and traffic control at the proposed Raymer Way/Grant Line Road intersection. Option 1 provides for full access, while Option 2 offers limited (right-turn in/right-turn out) access. The percentage of project-related traffic traveling to/from the east using the proposed Raymer Way is anticipated to be relatively low and is consistent with the traffic analysis completed for the Sunrise Douglas Community Plan/SunRidge Specific Plan. As currently designed, the intersection of the secondary access road and Grant Line Road would not require a traffic signal.

The North Douglas project would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections over existing conditions. The project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate the project's traffic related impacts to the furthest extent possible.

Mitigation Measures

The following mitigation measures (based on TC-1 through TC-31 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 15.1 The North Douglas project shall participate in fair share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR in Mitigation Measures TC-1 through TC-7 and TC-9 throughTC-31.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 15.1 would reduce the project's impacts on volume-to-capacity ratio and congestion at intersections to *less than significant*.

b) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document*. See a) above. The cumulative traffic related impacts of buildout under the Specific Plan were addressed in the Master EIR, which indicated that the cumulative conditions in the SRSP area would exacerbate unacceptable conditions at some roadways bordering the SRSP. The North Douglas project proposes less severe traffic impacts than those previously analyzed in the Master EIR, with no new impacts identified. However, mitigation is necessary to insure a less than significant impact to cumulative traffic conditions.

Mitigation Measures

The following mitigation measure (based on TC-20 of the SDCP/SRSP EIR) is revised to apply to the North Douglas project.

MM 15.2 The North Douglas project applicants shall participate in their fair share of traffic calming measures required along Sunrise Boulevard (i.e., signal timing, striping, and left turn restriction).

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 15.2 would reduce the project's cumulative impacts on area roadways to *less than significant*.

c) *No Impact/Reviewed Under Previous Document.* The proposed project does not involve any aviation-related uses but is located within two-miles of the Sacramento Mather Airport. The project site is not located within the airport safety zones, ~~or~~ within the approach and departure paths for aircraft using the airport, nor it is under the imaginary surfaces (FAR Part 77). ~~and~~ Therefore, *no impacts* are anticipated.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The proposed roadway system for the North Douglas project would be designed consistent with Sacramento County Department of Transportation Engineering standards and the approved SRSP; therefore, this impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The SDCP/SRSP identified roadway improvements, which will ensure adequate emergency access to the North Douglas project site, including the secondary access road. Therefore, *less than significant* impacts are anticipated.

f) *Less than Significant Impact/Reviewed Under Previous Document*. The SDCP/SRSP EIR indicated that all development projects within the SRSP area are subject to parking requirements established in the Sacramento County Zoning Code for the proposed land uses. In addition, the SDCP/SRSP EIR (page 10.36) indicated that parking related impacts are considered *less than significant* and no mitigation measures are necessary.

g) *Less than Significant Impact/Reviewed Under Previous Document*. The SDCP/SRDP EIR evaluated alternative transportation modes for the SunRidge Specific Plan area. The projects will incorporate pedestrian pathways and bikeways and the routing of the collector streets will provide bikeway and pedestrian connections to regional bikeway systems and regional transit. SRSP preliminary conceptual transit routes are proposed along Douglas Road and Pyramid Road. In addition, the bikeways will meet the standards set forth in the 2010 Sacramento City/County Bikeway Master Plan (SRSP page 4-7). The project would not conflict with the provision of alternative modes of transportation; therefore, *less than significant* impacts are anticipated.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	☒
e) Result in a determination by the wastewater treatment provider that 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?	☐	☐	☒	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☒

Existing Setting

As previously discussed in the Project Description above, the SDCP/SRSP and its accompanying Environmental Impact Report specify anticipated residential, commercial and institutional land uses, and the needed infrastructure and financing systems to support an anticipated 22,503 dwelling units. Utility and service system providers reviewed the North Douglas project and returned comments that were translated into project level conditions of approval. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board of Supervisors outline the processes by which new systems and conveyances must be designed, approved, and implemented within the SDCP and SRSP areas. There were no additional utility or service systems impacts identified for the North Douglas project that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). No wastewater treatment impacts were identified in the EIR that conflicted with applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements or standards. Interim sewer outfall will be needed to serve the projects due to the timing of construction of the proposed CSD-1 Mather and Laguna Interceptors. Temporary facilities include a pump station

(located approximately 4,000 feet south of Douglas Road and 1,200 feet east of Sunrise Boulevard) with an ultimate capacity of approximately 5.75 (mgd), serving approximately 8,000 dwelling units. The wastewater from the North Douglas project would be pumped via an 18-inch 36,000-foot force main to the Bradshaw Interceptor at Bradshaw Road and Jackson Highway. The 18-inch force main has a capacity of approximately 9.0 mgd at a velocity of 8 fps; therefore, the proposed facilities (interim and long-term) would fully accommodate the sewer flows anticipated from the proposed developments, which includes buildout of the SRSP area (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

b) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* The potential environmental impacts associated with providing new wastewater and water facilities were globally addressed in the SDCP/SRSP EIR (See Section 7: Water Supply and Section 8: Sewer Service). Although, there is presently no public sewer or water infrastructure available for the proposed projects, Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1 (CSD-1) planned facilities and interceptor construction will provide sufficient capacity to accommodate SRSP buildout sewer flows (see a) above and the SDCP/SRSP EIR, page 8.6). The water supply plan for the SRSP area and the North Douglas project includes the construction of water supply facilities in phases according to increases in water demand. The water supply plan includes construction of the Excelsior Groundwater Treatment Plant, formerly known as the North Vineyard Well Field (NVWF), located near the intersection Florin and Excelsior Roads to extract groundwater from the basin underlying Zone 40. The "initial phase" would include construction of water supply facilities with sufficient capacity to deliver up to approximately 2,265 acre-feet per year, with a maximum day flow rate of approximately 4.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would be constructed during the "initial phase." Subsequent phases include expansion of "initial phase" facilities to deliver an additional 3,262 acre-feet year and a maximum flow rate of approximately 10.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would also be expanded during these subsequent phases. All water supply facilities for the SRSP, including the North Douglas project, will be integrated with the planned Zone 40 surface and groundwater conjunctive use program described in the *Water Forum Plan* (WFP). For a discussion on potential water service impacts, see d) below. The North Douglas project will be required to construct the necessary wastewater and water infrastructure facilities to accommodate the proposed land uses. Additionally, project site was identified for urban growth and planned for urban utility services to fully accommodate the projected sewer flows.

The following mitigation measures (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) are revised to apply to the North Douglas project.

MM 16.1a Prior to the submittal of improvement plans for the North Douglas project; the project proponent shall provide a detailed sewer design report, which addresses all necessary on-site and off-site facilities to the City of Rancho Cordova Department of Public Works for review and approval.

Timing/Implementation: *Prior to issuance of improvement plans.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments.*

MM 16.1b Implementation of off-site sewer facility improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have

been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service, and the California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of improvement plans.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

MM 16.1c Entitlements for the North Douglas project (i.e., subdivision maps, parcel maps, use permits, building permits, etc.) shall not be granted unless agreements are in place, consistent with Sacramento County General Plan Policy CO-20. Additionally, entitlements shall not be approved unless either: (a) sufficient EDUs are available under CO-20 development cap; or (b) additional supplemental water supplies are acquired and the CO-20 development cap is sufficiently expanded if needed.

Timing/Implementation: *Prior to tentative map approval.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 16.1d The project applicants shall pay any SCWA development fee or development fee surcharge imposed to fund the construction of all water facilities, extraordinary water facilities and water mitigation measures attributable to development within the SunRidge Specific Plan, as determined by the Sacramento County Department of Water Resources.

Timing/Implementation: *Prior final map recordation.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and Sacramento County Department of Water Resources.*

MM 16.1e Prior to the approval of any building permits, the Excelsior Groundwater Treatment Plant shall be constructed, including the water extraction, treatment, delivery, and storage facilities to the satisfaction of SCWA. These facilities include those for the well field and delivery pipelines. The Excelsior Groundwater Treatment Plant is formerly known as the North Vineyard Well Field.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 16.1a through 16.1e would reduce potential wastewater and water facility construction and expansion impacts to *less than significant*.

c) *Less than Significant/Reviewed Under Previous Document*. The potential environmental impacts associated with providing storm drainage facilities were globally addressed in the SDCP/SRSP EIR (see Section 9, Drainage and Hydrology, pages 9.11 through 9.15). In addition, see Section VIII: Hydrology and Water Quality of this initial study. The land uses proposed in the North Douglas project would increase the rate and volume of drainage runoff from the sites; however, implementation of drainage and detention improvements and Mitigation Measures 8.1 through 8.2 contained in this MND, which was revised from the

SDCP/SRSP EIR, would ensure that post-development peak flows are reduced to a least pre-development levels and would mitigate potential storm water drainage and associated environmental impacts to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP EIR (see Section 7: Water Supply). A conjunctive use program, consistent with the Water Forum Plan (WFP), will ultimately be implemented to supply water to the proposed project sites. Implementation of MM 16.1c, identified above, will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. Review of the North Douglas project is not anticipated to result in any additional water supply impacts than those identified in the SDCP/SRSP EIR. Therefore, water supply impacts are considered *less than significant*. The reader is referred to Section IX: Drainage and Hydrology of this initial study, for potential water contamination issues. Additionally, **Appendix B** of this MND illustrates the City's compliance with provisions of SB 610 regarding the North Douglas project.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section Sewer Service 8 and a) above. The SDCP/SRSP areas were identified for urban growth and planned for urban services. Planned sewer facilities and infrastructure will fully accommodate the sewer flows anticipated from the proposed development (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (page 6.21). Additionally, the Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035~~; therefore, solid waste impacts are considered less than significant.~~ Since approval of the SDCP/SRSP FEIR by the County Board of Supervisors, Browning-Ferris Industries, Inc. (BFI) has contracted with the City of Rancho Cordova to provide solid waste collection and processing for the City. BFI processes all waste and transfers non-recyclable material to the Forward Landfill in Manteca. San Joaquin County and the City of Manteca have indicated that sufficient capacity exists in the Forward Landfill to serve the City's needs, including the proposed project. If additional capacity were required, BFI would deliver the remaining solid waste to Kiefer Landfill. Both landfills used by BFI have adequate capacity to serve the proposed project, resulting in *less than significant* impacts related to solid waste.

g) *Less than Significant Impact/Reviewed Under Previous Document.* See f) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☒
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☒	☐	☐	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☒	☐	☐	☒
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☒

Discussion of Impacts

a) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the North Douglas project has the potential to result in significant impacts related to biological resources (i.e., special-status species and wetlands), visual resources, cultural resources, hydrology/water quality, traffic and circulation, public services and utility and service systems.

b) *Less than Significant with Mitigation Incorporation*. Incorporation of all mitigation measures above would reduce any environmental impacts, both short- and long-term, to *less than significant*. The North Douglas project area is designed to be consistent with the goals of the SunRidge Specific Plan and the Sunrise Douglas Community Plan/SunRidge Specific Plan Master EIR. The secondary access road fulfills mitigation measures identified in this MND. Therefore, the North Douglas project (including the secondary access road) meets the short- and long-term environmental goals of the City.

c) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* There are several proposed developments within the SDCP/SRSP areas (i.e., Anatolia, Sunridge Park and Lot J). The North Douglas project, together with other proposed and planned development in the vicinity could result in potentially significant cumulative impacts.

d) *Less than Significant with Mitigation Incorporation/Reviewed Under Previous Document.* Potential project impacts such as air quality, transportation/traffic, hydrology/water quality,

provision of public services, provision of utilities, and noise could cause substantial adverse effects in human beings, either directly or indirectly.

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

This section addresses the project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts."

CUMULATIVE SETTING

The cumulative setting for North Douglas project include buildout proposed under the Sunrise Douglas Community and SunRidge Specific Plans, which includes the ~~Sunrise Douglas 2~~ Suncreek Specific Plan, the Preserve at Sunridge, Sunridge Park, Sunridge Park Lot J, Montelena, Sunridge East, and the Anatolia I, II, III developments. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County, which include, but are not limited to, Rio Del Oro, and the Villages at Zinfandel which contribute to cumulative development in the vicinity of the proposed project.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. Thus, *less than cumulatively considerable* impacts to aesthetic resources are anticipated under cumulative conditions.

Agricultural Resources

The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The project would not result in cumulatively significant loss of agricultural resources or farmlands; therefore, *less than cumulatively considerable* impacts are anticipated.

Air Quality

The proposed project would contribute to cumulative air quality impacts in the vicinity. Mitigation measures contained in Section 3.0 (Subsection III, Air Quality) of this MND would reduce the impacts to the greatest extent feasible. The project would result in cumulative adverse air emissions; however, the project's contributions are expected to be *less than cumulatively considerable with mitigation incorporation* as identified in Section 3.0 of this MND, which would reduce the project's air quality related impact to the greatest extent feasible.

Biological Resources

The project would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3.0

(Subsection IV, Biological Resources) of this MND would mitigate the project's contribution to a cumulative loss of biological resources to *less than cumulatively considerable*.

Cultural Resources

Implementation of the proposed project would contribute to an increase in cultural resource impacts. However, mitigation measures identified in Section 3.0 (Subsection V, Cultural Resources) of this MND would reduce the project-specific impacts. Thus, the project would have a *less than cumulatively considerable* impact.

Geology and Soils

Project-related impacts on geology and soils would be site-specific and implementation of the proposed project would not contribute to seismic hazards or water quality impacts associated with soil erosion. Therefore, the proposed project is anticipated to have *no impact* on cumulative geophysical conditions in the region.

Hazards and Hazardous Materials

The project would contribute to hazards associated with the accidental release of hazardous materials; however, mitigation measures would reduce cumulative hazard conditions to *less than cumulatively considerable*.

Hydrology and Water Quality

Implementation of the project has the potential to result in cumulative hydrology and water quality impacts; however, the mitigation measures identified in Section 3.0 (Subsection VIII, Hydrology and Water Quality) reduce the project's potential cumulative impacts on hydrology and water quality to *less than cumulatively considerable*.

Land Use and Planning

The North Douglas project is part of the SunRidge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The SunRidge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/SunRidge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in *less than cumulatively considerable* cumulative land use and planning impacts.

Mineral Resources

The proposed project would not result in any site-specific or significant impacts to mineral resources and *less than cumulatively considerable* impacts under cumulative conditions are anticipated.

Noise

Implementation of project would result in temporary and permanent changes in the ambient noise levels in the vicinity; however, the mitigation measures in identified in Section 3.0 (Subsection XI, Noise) of this MND would mitigate cumulative noise impacts to *less than cumulatively considerable*.

Population and Housing

The North Douglas project is part of the SunRidge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The SunRidge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/SunRidge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in *less than cumulatively considerable* cumulative population and housing impacts.

Public Services

The project is not expected to contribute to cumulative public service impacts. The project may result in impacts to fire and police protection during construction. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3.0 (Subsection XIII, Public Services) of this MND would mitigate such impacts. Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Thus, *less than cumulatively considerable* public services impacts are anticipated.

Recreation

The project includes park and open space components, which would reduce potential impacts on existing park related facilities in the area. The North Douglas project is part of the SDCP/SRSP areas, which will provide approximately 9.0-acres of parklands that are not currently available. Therefore, the project would not contribute to cumulative parks and recreation impacts and *less than cumulatively considerable* impacts are anticipated.

Utilities and Service Systems

Construction activities related to the proposed project may result in temporary impacts to utilities and service systems, including water and sewer facilities. Mitigation measures proposed in Section 3.0(Subsection XVI, Utilities and Service Systems) of this MND would reduce the project's cumulative impacts to *less than cumulatively considerable*.

Transportation/Circulation

Under cumulative conditions, the North Douglas project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions; however, when considered with other development proposed in the Specific Plan area, the project would exacerbate and contribute to unacceptable conditions at some of the roadways bordering the SRSP area. Mitigation Measures identified in Section 3: Initial Study XV: Transportation and Traffic,

of this MND would reduce the project's contribution to cumulative traffic related impacts to *less than cumulatively considerable*.

Water

The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP EIR (see Section 7: Water Supply). A conjunctive use program, consistent with the Water Forum Plan (WFP), will ultimately be implemented to supply water to the proposed project sites. ~~However, environmental analysis of the Zone 40 Master Plan Update and the facilities to implement the groundwater and surface water elements have not been completed, nor has detailed planning or facility design been determined.~~ Environmental analysis of the Zone 40 Master Plan has been completed (SCH# 2002122068). While it is likely that Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in a timely manner to serve the projects, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). However, water supply contracts and infrastructure system are ~~currently being~~ finalized for the SDCP/SRSP areas and the "Final" Public Facility Financing Plan ~~will~~ provides the needed funding mechanisms to implement the construction of the proposed water systems (Sacramento County. *Public Facilities Financing Plan for the SunRidge Specific Plan*. July 2002). Implementation of MM 16.1c, identified in Section 3.0 (Subsection XVI, item b, Utility and Service Systems) will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. The North Douglas project is not anticipated to result in any additional cumulative water supply impacts than those identified in the SDCP/SRSP EIR.

5.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

■ I find that, although the proposed project could have a significant effect on the environment, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Master EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Master EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Sunrise Douglas Community Plan and Sunridge Specific Plan, or (iii) that, due to substantial new information not known at the time the EIR was certified, are more severe than discussed in the prior EIR. [See State CEQA Guidelines, § 15183, subd. (c)]

■ I find that a **SUBSEQUENT MITIGATED NEGATIVE DECLARATION** is appropriate because (i) substantial changes in the project occurred after adoption of the original MITIGATED NEGATIVE DECLARATION that would require major revisions of the previous document and (ii) changes to the proposed project have been made by or agreed to by the project proponents that clearly reduce any new impacts or any increase in the significance of previously identified impacts to a less than significant level. [See State CEQA Guidelines, § 15162, subd. (a)]

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed Project **MAY** have a significant effect(s) on the environment, but one or more of such significant effects: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Signature: H. Anderson Date: 6/8/06

Printed Name: Hilary Anderson For: City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project proponent for the North Douglas project has reviewed and agreed to the mitigation measures contained in this Subsequent Mitigated Negative Declaration.

Signature: Bob Shattuck Date: 6/6/06

Printed Name: Bob Shattuck For: Lennar Communities

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES (SUBSEQUENT MND)

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
Kevin Freibott	Environmental Planner
Cori Resha	Assistant Environmental Planner
Cyrus Abhar	City Engineer

6.2 REPORT PREPARATION AND REFERENCES (ORIGINAL MND)

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
Bret Sampson	Associate Planner
Cyrus Abhar	City Engineer

6.3 PERSONS AND AGENCIES CONSULTED (ORIGINAL MND)

Darrel Eck	SCWA – Zone 40
Jeff Atterberry	CSD-1
Melanie Spahn	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
Peter Christensen	SMAQMD
George Booth	Sacramento County Drainage and Flood Control
Rick Blackmarr	Sacramento County Department of County Engineering and Administration

7.0 REFERENCES

7.0 REFERENCES

ECORP Consulting, Inc. *Cultural Resources Inventory North Douglas Off-Site Improvements.* August 2005

Fehr and Peers. *Traffic Analysis letter Report.* January 7, 2003.

Fehr and Peers. *Traffic Study for the Proposed Secondary Access to the North Douglas Subdivision.* November 14, 2005.

Hiatt, Craig. Project Manager, ECORP Consulting, Inc. Letter received September 1, 2005 to Bret Sampson of the City of Rancho Cordova.

Hiatt, Craig. Project manager, ECORP Consulting, Inc. Letter dated March 31, 2006 to Kevin Freibott of the City of Rancho Cordova.

Sacramento County. *CEQA Findings of Fact and Statement of Overriding Considerations of the Board of Supervisors of Sacramento County for the Sunrise Douglas Community Plan/SunRidge Specific Plan Project*. July 17, 2002.

Sacramento County Department of Environmental Review and Assessment. *Sunrise Douglas Community Plan/SunRidge Specific Plan Draft Environmental Impact Report*. March 1999.

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Sacramento County. *Zoning Conditions for the Approval of the SRSP (Sacramento County Zoning Ordinance No. SZC-2002-0015, Section 607-15.)* July 17, 2002.

Scofield, Tom. Wildlife Ecologist, ECORP Consulting, Inc. Letter dated August 25, 2005 to Jack Sevey of Lennar Communities.

APPENDIX A
TRAFFIC ANALYSIS
JANUARY 7, 2003

FEHR & PEERS
TRANSPORTATION CONSULTANTS

January 7, 2003

Mr. Jack Sevey
Lennar Communities
1075 Creekside Ridge Drive Suite 110
Roseville, CA 95678

Re: North Douglas Subdivision 1032-1880

Dear Mr. Sevey:

Fehr & Peers has completed a trip generation comparison for the North Douglas project located within the Sun Ridge Specific Plan. We understand that the project is being revised to include additional residential dwelling units and the removal of previously approved commercial mixed-uses (CMU). This letter documents the expected change in trip generation with the revised land uses. Also included is a qualitative discussion of the likely changes in travel patterns that would result from a road connection from the North Douglas project east to Grant Line Road.

Project Description

The North Douglas project covers approximately 130 net acres located north of Douglas Road and west of Grant Line Road within the Sun Ridge Specific Plan in the City of Rancho Cordova. The Sun Ridge Specific Plan map included approximately 10 acres of commercial mixed-uses (CMU), 7 acres of park uses, and approximately 113 acres of residential uses. The revised site plan does not include the CMU's and instead provides approximately 120 acres of residential uses and 8 acres of park uses with an additional 2 acres included in the landscape corridor and roadway facilities. Table 1 below summarizes the revised land use acreages (net). Figure 1 summarizes the difference in gross acreage between the two land use maps.

Table 1
North Douglas Project – Land Use Acreages[1]

	Residential Acreage[2]					CMU (non-residential)	Park Acreage	Other	Total
	RD-4	RD-5	RD-7	RD-10	RD-20[3]				
Sun Ridge Specific Plan Map	16.8	61.0	29.8	5.3	2.5	7.4	7.1	-	129.9
Currently Proposed Land Use Map	0	77.4	34.4	7.6	0	0	7.9	1.8[4]	129.1

NOTES:
[1] Net acreage
[2] RD-4, RD-5, RD-7, RD-10, and RD-20 equate to 4, 5, 7, 10, and 20 units per acre, respectively, based on the Specific Plan DEIR land use designations
[3] These uses are within the Commercial Mixed-Use (CMU) land use category
[4] Absorbed into landscape corridors and roadways

Source: *Sunrise Douglas Community Plan/Sun Ridge Specific Plan DEIR* (Sacramento County DERA, March 1999) and Wood-Rodgers, 2003.

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www.fehrandpeers.com

Trip Generation Comparison

We computed the trip generation of the previous and currently proposed tentative maps based on the trip rates contained in *Trip Generation* (5th Edition, ITE, 1991). Although this version of the manual is not the most recent update, it was nonetheless used to be consistent with the *Sunrise Douglas Community Plan/Sun Ridge Specific Plan DEIR*. No external trip generation was included for park uses since these trips were assumed to remain internal to the project. Table 2 summarizes the trip generation for the previous and currently proposed land use maps including reductions for pass-by trips, internal trips, and transit usage as assumed in the DEIR.

Table 2
North Douglas Project – Trip Generation Comparison

Land Use	Acres	Amount[1]	Trip Rate Daily	Trip Rate AM Peak	Trip Rate PM Peak	Trips Daily	Trips AM Peak	Trips PM Peak
Sun Ridge Specific Plan Map								
RD-4 Residential	16.8	67 SFDU[2]	9.55	0.69	0.94	640	46	63
RD-5 Residential	61.0	305 SFDU	9.55	0.69	0.94	2,913	211	287
RD-7 Residential	29.8	209 SFDU	9.55	0.69	0.94	1,996	144	197
RD-10 Residential	5.3	53 SFDU	9.55	0.69	0.94	506	37	50
RD-20 in CMU	2.5	50 MFDU[3]	6.47	0.77	0.95	324	39	48
CMU (non-residential)[4]	7.4	-	-	-	-	1,642	180	202
					SUBTOTAL	8,021	657	847
					35% pass-by for commercial trips within the CMU	96	3	10
					20% internalization for home/business office/office park trips	1,276	95	129
					TOTAL EXTERNAL TRIPS	6,649	559	708
					Estimated Transit Usage[5]	465	39	50
					NET EXTERNAL VEHICLE TRIPS	6,184	520	658
Currently Proposed Land Use Map								
RD-5 Residential	77.4	387 SFDU	9.55	0.69	0.94	3,696	267	364
RD-7 Residential	34.4	241 SFDU	9.55	0.69	0.94	2,302	166	227
RD-10 Residential	7.6	76 SFDU	9.55	0.69	0.94	726	52	71
					SUBTOTAL	6,724	485	662
					5% internalization for residential/park trips	336	24	33
					TOTAL EXTERNAL TRIPS	6,388	461	629
					Estimated Transit Usage[5]	447	32	44
					NET EXTERNAL VEHICLE TRIPS	5,941	429	585

NOTES:
[1] RD-4, RD-5, RD-7, RD-10, and RD-20 equate to 4, 5, 7, 10, and 20 units per acre, respectively, based on the Specific Plan DEIR land use designations
[2] SFDU = Single Family Dwelling Units
[3] MFDU = Multi-Family Dwelling Units
[4] Commercial Mixed-Use includes Shopping Center, Business Park and Office Park land uses. Trips for the CMU were computed based on trip rates from the *Sunrise Douglas Community Plan/Sun Ridge Specific Plan DEIR*
[5] Based on 1.15 persons per vehicle and 7% transit usage

Based on net external vehicle trips from Table 2, the currently proposed land use map for the North Douglas project would generate approximately 240 fewer daily trips, 90 fewer AM peak hour trips, and 70 fewer PM peak hour trips than the previously approved tentative map. Therefore, the proposed land use revision to this project would not cause additional traffic impacts beyond those identified in the *Sunrise Douglas Community Plan/Sun Ridge Specific Plan DEIR* since it would result in a lower overall trip generation.

Future Connection to Grant Line Road

The applicant is considering a potential connection from the North Douglas project directly east to Grant Line Road to provide access to the project site. A final alignment for this connection has not yet been determined and it is not currently included as part of the project at this time. Figure 2 illustrates the location of the North Douglas project within the Specific Plan area and includes a conceptual alignment of the potential connection to Grant Line Road.

All intersections and roadways on Douglas Road, Grant Line Road, and Americanos Boulevard are expected to operate at acceptable levels under future with project conditions according to the *Sunrise Douglas Community Plan/Sun Ridge Specific Plan DEIR*. The potential roadway connection would be used primarily by North Douglas project traffic, thereby reducing traffic volumes on Douglas Road (east of Americanos Boulevard), on Americanos Boulevard (north of Douglas Road), and on Grant Line Road (north of Douglas Road). Hence, this connection would provide improved access to the North Douglas project, and not adversely affect any intersections or roadways within the Specific Plan area.

We hope this information is helpful. Please call if you have any questions or need any additional information.

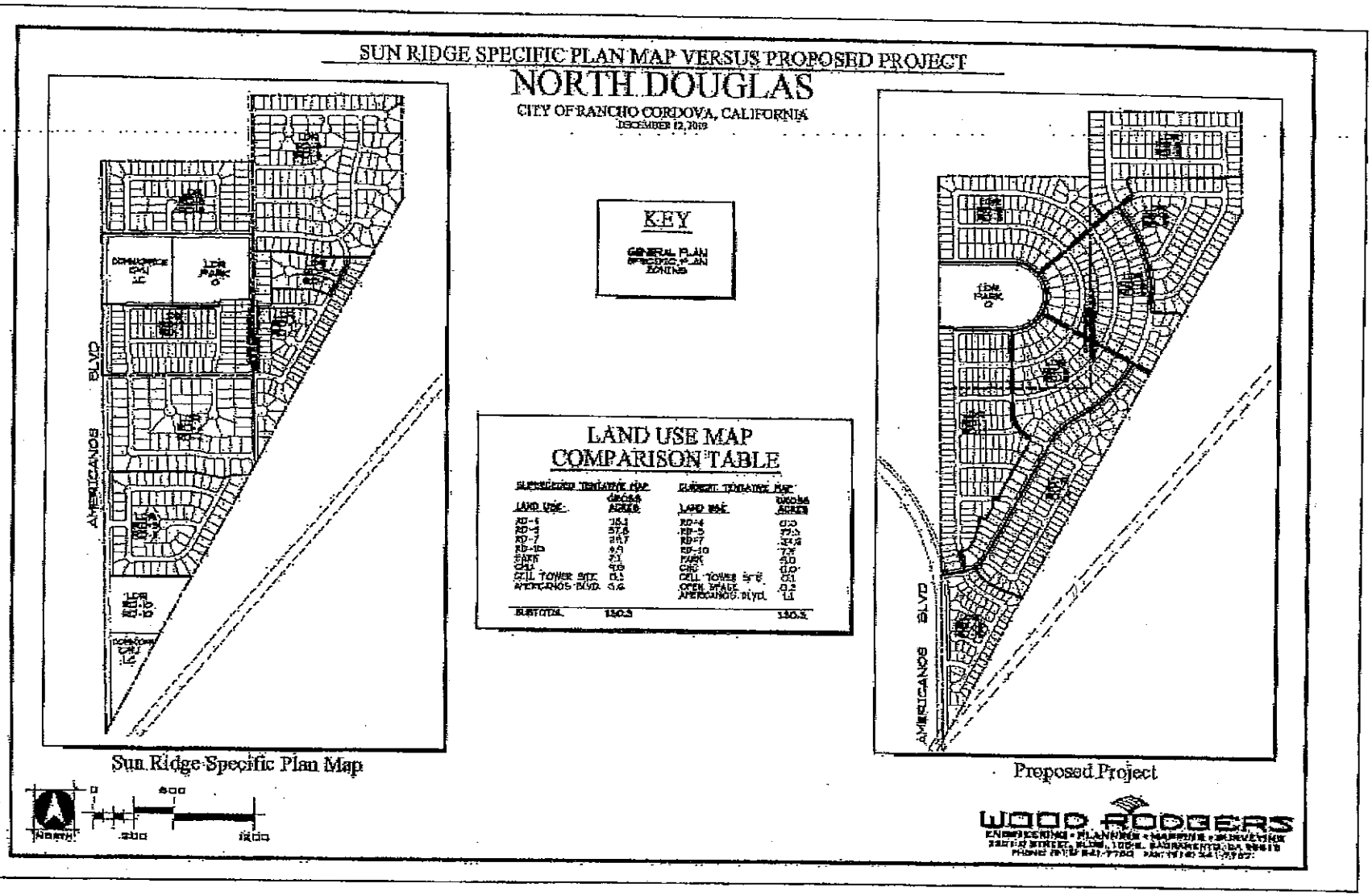
Sincerely,

FEHR & PEERS ASSOCIATES, INC.

Jason Isaac
Senior Transportation Engineer

John Gard, P.E.
Associate

Cc: Hilary Anderson – City of Rancho Cordova Planning (PMC)



FEHR & PEERS
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Jan 07, 2004 MJF
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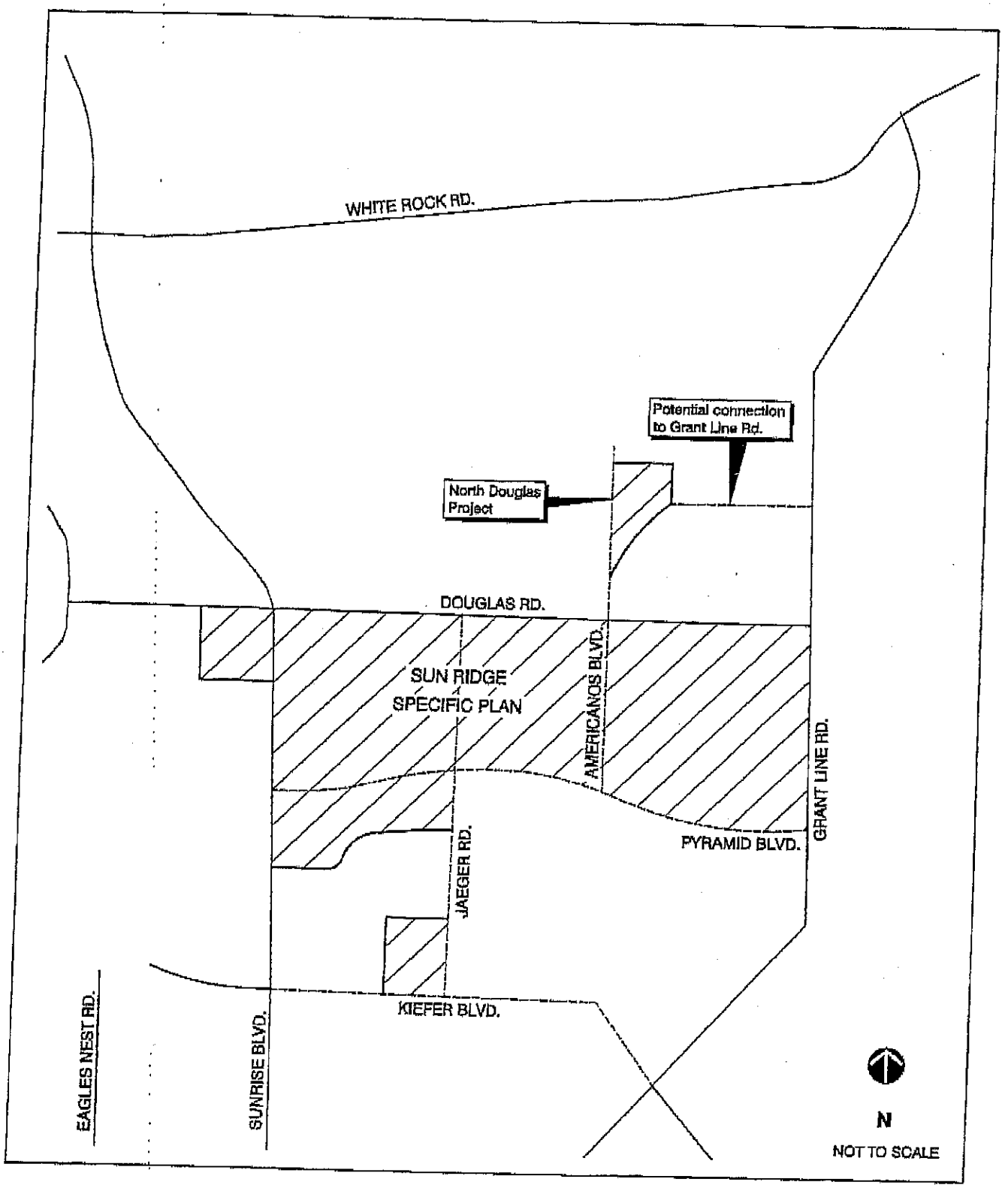
NORTH DOUGLAS PROJECT
FIGURE 1



FEHR & PEERS
TRANSPORTATION CONSULTANTS
Jan 07, 2004 MJF
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NORTH DOUGLAS PROJECT
CONCEPTUAL CONNECTION TO GRANT LINE ROAD

FIGURE 2

Appendix B
SB 610 Memo

3121 Gold Canal Drive
Rancho Cordova, CA 95670
(916) 942-0222
Fax (916) 853-1691
www.cityofranchocordova.org

MEMO

TO: PROJECT FILE FOR NORTH DOUGLAS

FROM: Bret Sampson, Associate Planner

DATE: 1/12/04

RE: Water Supply Assessment (SB 610) for the North Douglas Project

OVERVIEW

Senate Bill 610 (Chapter 643, Statutes of 2001) amended state law, effective January 2, 2002 to improve the link between information on water supply availability and certain land use decisions made by citizens and counties. SB 610 seeks to promote more collaborative planning between local water suppliers and cities and counties. The purpose of this coordination is to ensure that prudent water supply planning has been conducted, and that planned water supplies are adequate to meet both existing demands and the demands of other planned development. SB 610 requires detailed information regarding water availability be provided to the city decision makers prior to the approval of specified large development projects. This detailed information is required to be included in the administrative record that serves as an evidentiary basis for an approval action by the city on such projects.

SB 610 (Water Code Sections 10910-10915), delineate the specific information that must be included in a WSA and require land use agencies: 1) to identify the responsible public water purveyor for a proposed development, and 2) to request from the responsible water purveyor, a "Water Supply Assessment" (WSA). The purpose of a WSA is to demonstrate the sufficiency of the purveyor's water supplies to satisfy the water demands of the proposed development project, while still meeting the current and projected water demands of existing customers.

The purpose of this memo is to describe existing water supply assessments and analyses that have been preformed for the Sunridge Specific Plan area (which include North Douglas) that provide adequate documentation of water supply as allowed under Water Code Section 10910(h). This analysis was done in consultation with the Sacramento County Water Agency.

WATER SUPPLY FOR NORTH DOUGLAS

Sunridge Specific Plan – Anatolia I, II, and III Water Supply Assessment

Pursuant to SB 610, the Sacramento County Water Agency (SCWA) conducted a water supply assessment for the Anatolia I, II, and III development projects, which are also located within the Sunridge Specific Plan (SRSP). In addition to the Anatolia developments, the SCWA will also be the water purveyor for the proposed North Douglas project, which is also located within the SRSP. The SCWA is currently in the process of preparing the 2002 Zone 40 Master Plan (Master Plan), which establishes water supply alternatives that provide a long-term balance between water demands and supplies through 2030. The Master Plan also evaluates and recommends flexible water management alternatives and identifies an appropriate means of financing the proposed facilities, maintenance, water conveyance and the sale of water. The SCWA has indicated that the assessment conducted for the adjacent Anatolia I, II, and III developments

considered the North Douglas project in it's WSA. In addition, the SDCP/SRSP FEIR included the Supplemental Water Supply Investigation (SWSI), which was prepared for the Community Plan and Specific Plan areas. The Sacramento County Board of Supervisors certified the SDCP/SRSP FEIR on July 19, 2002.

Zone 40 Water Master Plan and Conjunctive Use Program

The North Douglas project lies entirely within the SCWA's Zone 40. The water demands associated with the SDCP/SRSP area have been included and addressed in the comprehensive water supply planning for Zone 40 that has been completed. Specifically, the water demands associated with the proposed project was included and addressed in the development of the Zone 40 "conjunctive use" program. The water supply for the proposed project was analyzed from information derived from the water supply planning documents prepared in support of the Zone 40 conjunctive use program including:

- The *Zone 40 Master Plan Update* (Montgomery Watson, June 1995)
- The *DEIR and FEIR for the Water Forum Proposal* (Sacramento City-County Office of Metropolitan Water Planning January and October, 1999)
- The *Water Forum Agreement (WFA)* (Sacramento City-County Office of Metropolitan Water Planning, January 2002)
- SCWA's *2000 Urban Water Management Plan (UWMP)* (SCWA, December 2000)
- The *Sunrise Douglas Community Plan/Sunridge Specific Plan Supplemental Water Supply Investigation* ((Montgomery Watson, August 2000)
- The *Sunridge Specific Plan Public Facilities Financing Plan Supplemental Water Financing Report* (EPS, October 2000)

North Douglas

The Zone 40 Master Plan and the WSA approved by the SCWA in March of 2003 for the Anatolia developments were prepared in accordance with SB 610 and meets all the requirements of SB 610. The SWSI was also prepared in consultation and coordinated efforts with the SCWA.

Although not specifically identified as such, the North Douglas project demand is addressed in the UWMP. "Table 2 – Population Projections" (UWMP), page 4) identifies a population for the Sunrise Douglas area in the year 2020 of 14,162. The factors adopted by the SCWA for water supply planning in Zone 40 include: 1) 2.7 people per dwelling unit (DU), and 2) 0.67 AF/yr per DU. Based on these factors, the North Douglas project is anticipated to have 680 DU and result in an ultimate water demand of approximately 456 AF/yr (1143 DU x .67 AF/yr per DU).

Consequently, the water demands shown on "Table 4 – Past, Current, and Projected Water Use (Retailers Only)" (UWMP, page 9) include the demands associated with the projected population (and consequently, the demands) associated with the North Douglas project. Since the projected water demands for the proposed project is included in the UWMP, data from the UWMP can be relied upon to answer questions related to the sufficiency of the SCWA's existing and planned water supplies to meet current and project demands (see Water Code Section 10910(c)(2)).

USE OF GROUNDWATER, SB 610, WATER CODE SECTION 10901(D)(1)

In the short-term, water for the proposed project will be supplied via the North Vineyard Well Field (NVWF). The NVWF will ultimately be an integral part of Zone 40's Water Supply Plan for the SDCP area, as envisioned in the Water Forum Agreement (WFA). The North Douglas project water demand will be met entirely with groundwater pumped from the NVWF and extracted at the Excelsior Groundwater Treatment Plant, which is currently in the design phase. The SCWA will continue to exercise its rights as a groundwater appropriator to extract groundwater from the groundwater basin underlying Zone 40 for delivery to its customers. "Table 3 – Current and Projected Water Supplies" (UWMP, page 6) presents the quantities of groundwater extracted (or projected to be extracted in five year increments from the year 2000 through the year 2020.

USE OF SURFACE WATER, SB 610, WATER CODE SECTION 10910(D)(1)

Surface water will not be used as a water supply source in the near-term for the proposed project. Zone 40's conjunctive use program includes the delivery of surface water within the Zone 40 boundaries as part of a comprehensive program to maintain the long-term, regional water balance. The SCWA anticipates four sources of surface water supplies totaling up to 78,000 acre-feet per year (AF/yr):

1) The SCWA has entered into a contract with the U.S. Bureau of Reclamation (USBR) for 22,000 AF/yr of Central Valley Project supplies diverted from the American River pursuant to Public Law 101-514 (also know as Fazio water). Of this 22,000 AF/yr, 7,000 AF/yr will be subcontracted to the City of Folsom for diversion from Folsom Lake. The remaining 15,000 AF/yr will be diverted by the SCWA from the Sacramento River.

2) The SCWA has entered into a contract with the City of Sacramento and the Sacramento Municipal Utilities District (SMUD) for the assignment to the SCWA of 15,000 AF/yr of SMUD's existing contract with the USBR. It is intended that this supply, also known as "SMUD1" will be diverted by the SCWA from the Sacramento River.

3) The SCWA is currently (as of June 2003) in negotiation with SMUD for the assignment of an additional 15,000 AF/yr pursuant to SMUD's existing contract with the USBR. It is intended that this supply, also known as "SMUD1" will be diverted by the SCWA from the Sacramento River.

4) The SCWA has made an application to the California State Water Resources Control Board (SWRCB) for excess flows on the American and Sacramento Rivers to be diverted by the SCWA. These flows, which would be available on an intermittent basis and could range up to 33,000 AF/yr.

The contract documents, agreements, and applications for these water supply sources are available for review. Additionally, "Table 3 – Current and Projected Water Supplies" (UWMP, page 6) presents the quantities of surface water diverted (or projected to be diverted) pursuant to these water rights and contract entitlements in five-year increments for the year 2000 through the year 2020. The SCWA is also currently pursuing transfer agreements, which would be diverted by the SCWA from the Sacramento River and would reduce the reliance on intermittent surplus flows identified above.

The WSA for the Anatolia developments provide proof of entitlements to water supplies, include a copy of the capital outlay program for financing the delivery of the identified water supply and identifies the permits required for the construction water delivery facilities and the regulatory

approvals that are required for water supply delivery. In addition, the WSA includes efforts being taken to prevent long-term overdraft conditions, a description of groundwater extractions over the past five years, projected volumes of groundwater extraction, and the sufficiency of the groundwater basin to meet the demands associated with the proposed project.

CONCLUSION

The SCWA has indicated that the WSA prepared for the Anatolia developments (Water Code Sections 10910(a) through 10910(f)(5)) and the SWSI, which is included in the adopted SDCP/SRSP FEIR, provide the required environmental documentation to address the provisions of SB 610 for providing near-term and long-term water supplies to the North Douglas project as allowed under Water Code Section 10910(h) (Eck, 2003).

REFERENCES

EPS. *Sunridge Specific Plan Public Facilities Financing Plan Supplemental Water Financing Report*. October 2000.

Eck, Darrell. Sacramento County Water Agency (Zone 40). Personal communication. January 2004.

Montgomery Watson. *Sunrise Douglas Community Plan/Sunridge Specific Plan Supplemental Water Supply Investigation*. August 2000.

Montgomery Watson. *Zone 40 Master Plan Update*. June 1995.

Sacramento City-County Office of Metropolitan Water Planning. *DEIR for the Water Forum Proposal*. January 1999.

Sacramento City-County Office of Metropolitan Water Planning. *FEIR for the Water Forum Proposal*. October 1999

Sacramento City-County Office of Metropolitan Water Planning. *The Water Forum Agreement (WFA)* January 2002.

Sacramento County Water Agency. SCWA's *2000 Urban Water Management Plan (UWMP)* December 2000.

Appendix C
Traffic Analysis
November 14, 2005

FEHR & PEERS
TRANSPORTATION CONSULTANTS

November 14, 2005

Mr. Jack Sevey
Lennar Communities, Inc.
1075 Creekside Ridge Drive, Suite 110
Roseville, CA 95678

Re: Traffic Study for the Proposed Secondary Access to the North Douglas Subdivision
RS05-2175

Dear Mr. Sevey:

Fehr & Peers has completed a traffic study for the proposed secondary access to the North Douglas residential subdivision project to be located north of Douglas Road between Sunrise Boulevard and Grant Line Road within the Sunrise Douglas Community Plan/Sun Ridge Specific Plan area in the City of Rancho Cordova. The main purpose of our study was to determine the lane configurations and traffic control needed at the proposed Raymer Way/Grant Line Road intersection accounting for traffic safety and vehicle storage.

PROJECT DESCRIPTION AND TRIP GENERATION

According to the project site plan (*North Douglas*, Wood Rodgers, September 2005), the proposed subdivision will consist of 665 single-family residential dwelling units. In fulfillment of Condition of Approval #45 to address Metro Fire District's concerns for the project, the extension of Raymer Way (within Village 3 of the project site) is proposed to extend from the North Douglas project east to Grant Line Road to provide a secondary access. Raymer Way will be a two-lane roadway and include a reverse-curve alignment intersecting with Grant Line Road north of Douglas Road as shown in Figure 1.

The AM and PM peak hour weekday trip generation for the North Douglas project was estimated based on trip rates contained in the seventh edition of *Trip Generation* (Institute of Transportation Engineers, 2003). Table 1 shows a summary of the project trip generation. As shown, the project is expected to generate approximately 500 total AM peak hour trips and 670 PM peak hour trips.

Table 1 Trip Generation – North Douglas Residential Subdivision

Land Use	Quantity[2]	Trip Rates [1]					Trips				
		Daily	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out		In	Out	In	Out
Single Family Residential	665 DU's[3]	9.57	0.19	0.56	0.64	0.37	6,364	126	372	426	246

Notes: [1] Based on *Trip Generation, 7th Edition* (Institute of Transportation Engineers (ITE), 2003)
[2] Based on *North Douglas* project site map (Wood Rodgers, June 2005)
[3] DU's = Dwelling Units
Source: *Fehr & Peers*, 2005.

The percentage of project traffic traveling to/from the east using the proposed Raymer Way extension towards Grant Line Road is expected to be relatively low (a total of approximately 10 percent). This is consistent with the traffic analysis completed for the Sunrise Douglas Community Plan/Sun Ridge Specific Plan and the recently completed Rio Del Oro Specific Plan.

Figure 1 shows the projected AM and PM peak hour traffic volumes at the future Raymer Way/Grant Line Road intersection under Near-Term (Year 2014) conditions, which assumes buildout of the Sun Ridge Specific Plan and Rio Del Oro Specific Plan, and that the proposed intersection would provide full access (i.e., all turning movements permitted). Based on these traffic forecasts, a traffic signal would not be warranted according to the Peak Hour Traffic Signal Warrant contained in the *Manual on Uniform Traffic Control Devices – California Supplement* (Caltrans, May 2004) and will not be needed at the intersection under Near-Term conditions (see Attachment A for technical calculations).

INTERSECTION RECOMMENDATIONS

Based on the projected peak hour turning movement volumes and the results of the Peak Hour Traffic Signal Warrant, we have provided two intersection configuration options for the future Raymer Way/Grant Line Road intersection (refer to Figures 2 and 3):

Option 1 – Full Access:

- Provide side-street stop-control on the Raymer Way approach to the intersection
- Provide a striped "gull-wing" channelization on Grant Line Road as shown on Figure 2 including a left-turn pocket with 180 feet of vehicle storage and a 90-foot transition on the northbound approach and a 100-foot receiving lane area for left-turning traffic from Raymer Way
- Provide a 50-foot right-turn taper on the southbound approach to the intersection to accommodate southbound right-turning traffic

The recommended 100-foot vehicle storage area on Grant Line Road will function like a two-way left-turn lane providing a two-stage gap[1] for left-turn traffic from Raymer Way. This configuration will allow motorists to turn left from Raymer Way more easily onto northbound Grant Line Road. The recommended channelization will also provide for adequate deceleration and vehicle storage for northbound/southbound vehicles to queue out of the travel way due to the higher speeds on Grant Line Road. The existing cross section of Grant Line Road will likely need to be widened at the location of the Raymer Way intersection to implement these recommendations.

In addition, these recommendations are intended to accommodate traffic under interim year conditions with Grant Line Road maintained as a two-lane arterial roadway. As development occurs in the area, Grant Line Road will require widening to a four or five-lane cross-section and ultimately be widened to be a six-lane expressway facility per the City of Rancho Cordova General Plan. The traffic control and lane configurations at the future Raymer Way/Grant Line Road intersection will need to be re-visited as development progresses and as related roadway improvements are made (see further discussion below). The design of the intersection should

[1] The two-stage gap will provide better overall side-street access by allowing motorists turning left from Raymer Way to make their turning movement in two stages. Motorists first select a gap in southbound traffic on Grant Line Road to enter the recommended striped lane channelization, then select a second gap in northbound Grant Line Road traffic before merging.

also provide for adequate sight distance (accounting for any vertical/horizontal curves on Grant Line Road in the vicinity of the proposed intersection location) and adequate spacing between adjacent intersections (accounting for future traffic signal spacing).

Option 2 – Right-Turn in/Right-Turn Out Access

Limited access (i.e., right-turn in/right-turn out only) at the proposed intersection can also be provided with the following improvements:

- Provide side-street stop-control on the Raymer Way approach to the intersection
- Provide a narrow raised median to restrict inbound and outbound left-turns at the proposed intersection as shown on Figure 3
- Provide a 50-foot right-turn taper on the southbound approach to the intersection to accommodate southbound right-turning traffic

This option would be consistent with the ultimate planned six-lane expressway facility on Grant Line Road by limiting side street left-turn access (at Raymer Way). This option is a practical improvement given the low amount of left-turning movements expected at the intersection under Near-Term conditions as shown on Figure 1 and would also have a lower amount of conflicting intersection turning movements compared to the Option 1 configuration.

CUMULATIVE CONDITIONS

The ultimate roadway network proposed for the City of Rancho Cordova General Plan includes an extension of International Drive from Sunrise Boulevard through the Rio Del Oro Specific Plan, to Grant Line Road and beyond. The alignment of the proposed Raymer Way extension to Grant Line Road may coincide with the planned International Drive extension. Therefore, the applicant should work with City staff to design the Raymer Way roadway extension to be consistent with the City's General Plan and not preclude the International Drive extension. The International Drive extension may potentially connect to the Raymer Way extension to create a T-intersection west of Grant Line Road.

We hope this information is helpful. Please feel free to contact us with any questions.

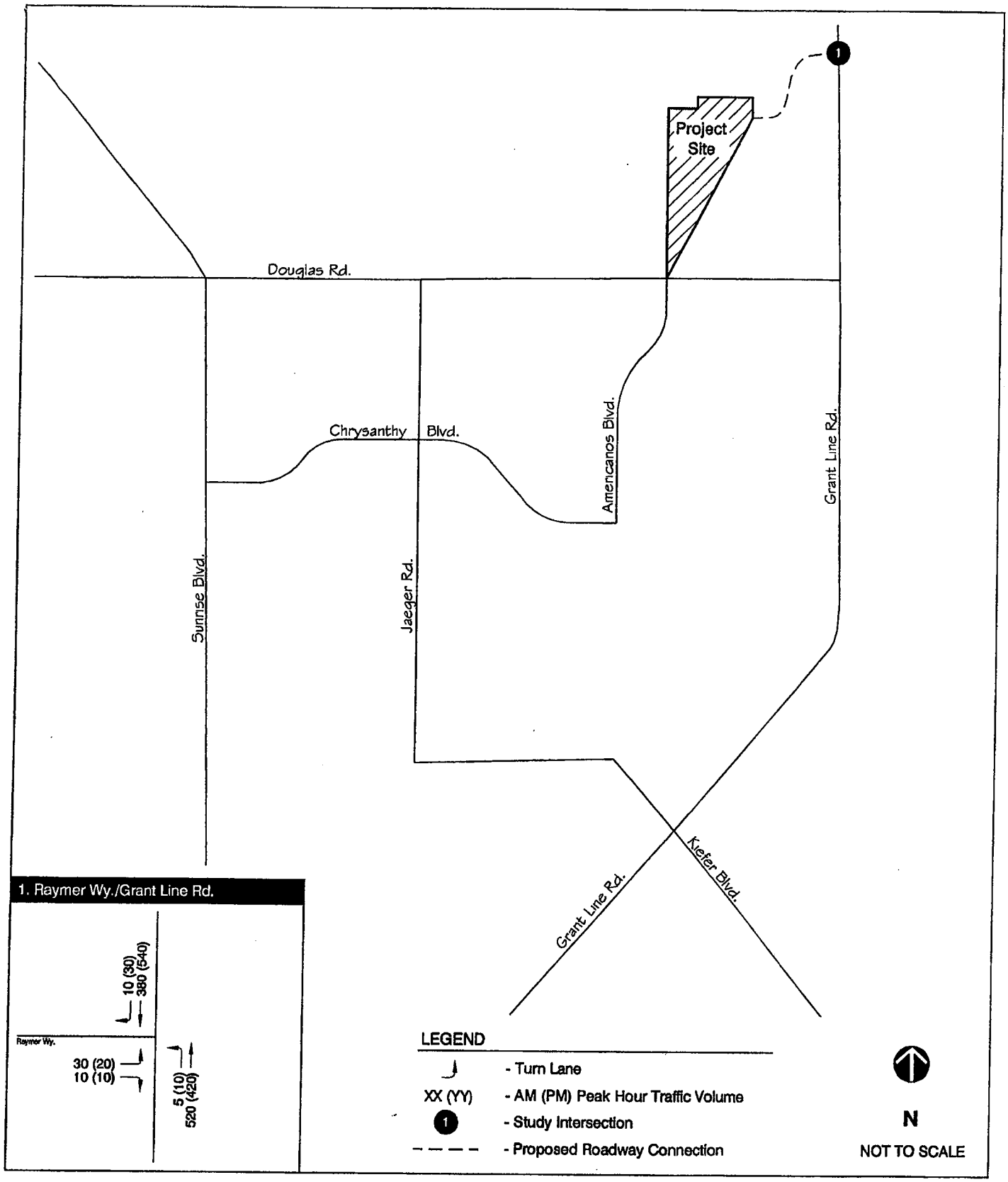
Sincerely,

FEHR & PEERS

Jason Isaac
Senior Transportation Engineer

Jeffrey Clark, P.E.
Senior Associate

Cc: Bob Shattuck – Lennar Communities



FEHR & PEERS
TRANSPORTATION CONSULTANTS

Oct 19, 2005 MJC
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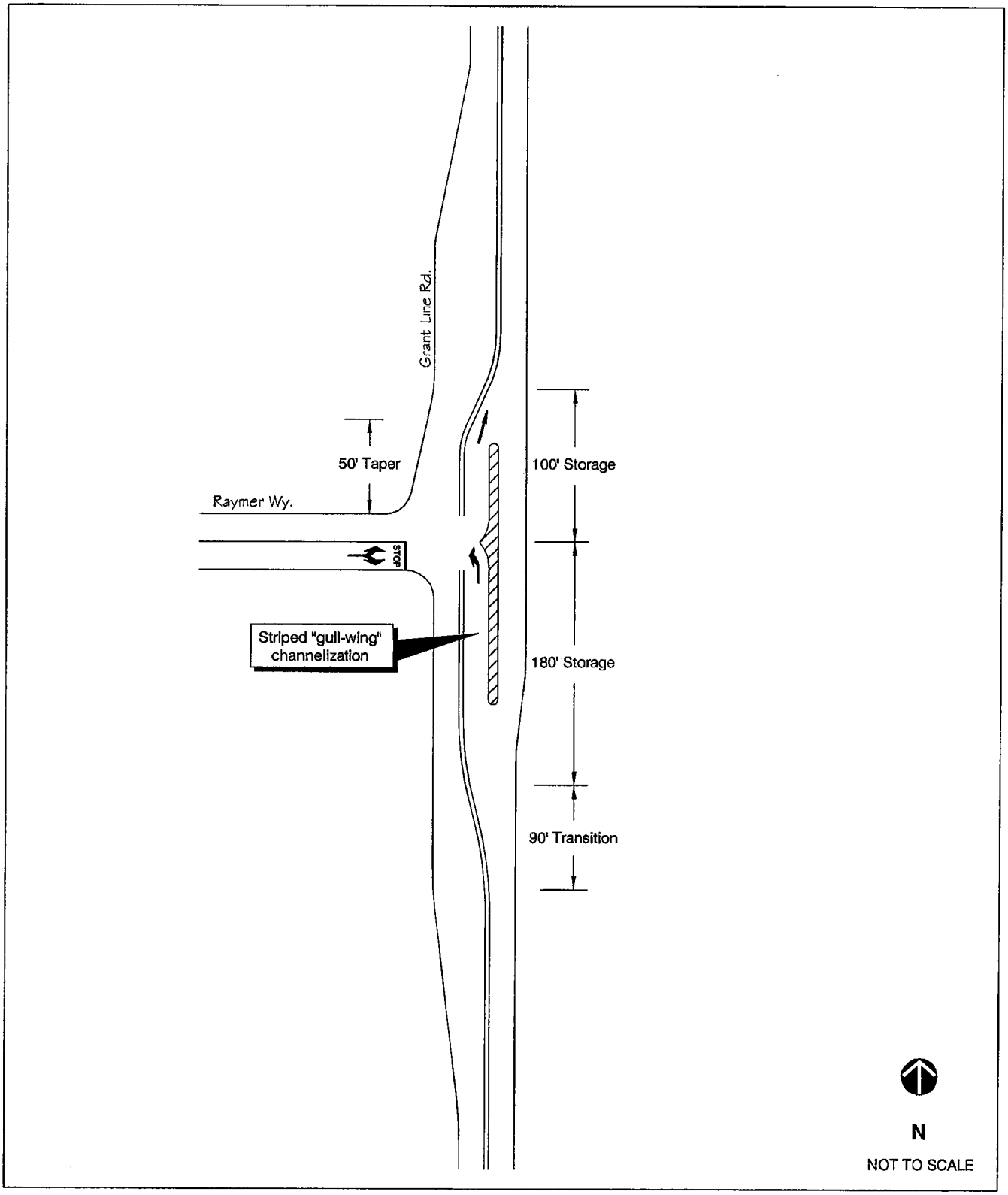
NORTH DOUGLAS SECONDARY ACCESS
PEAK HOUR TRAFFIC VOLUMES -
NEAR TERM (YEAR 2014) CONDITIONS

FIGURE 1



NORTH DOUGLAS SECONDARY ACCESS
INTERSECTION CONFIGURATION - OPTION I
NEAR TERM (YEAR 2014) CONDITIONS

FIGURE 2

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Nov 15, 2005 MJC
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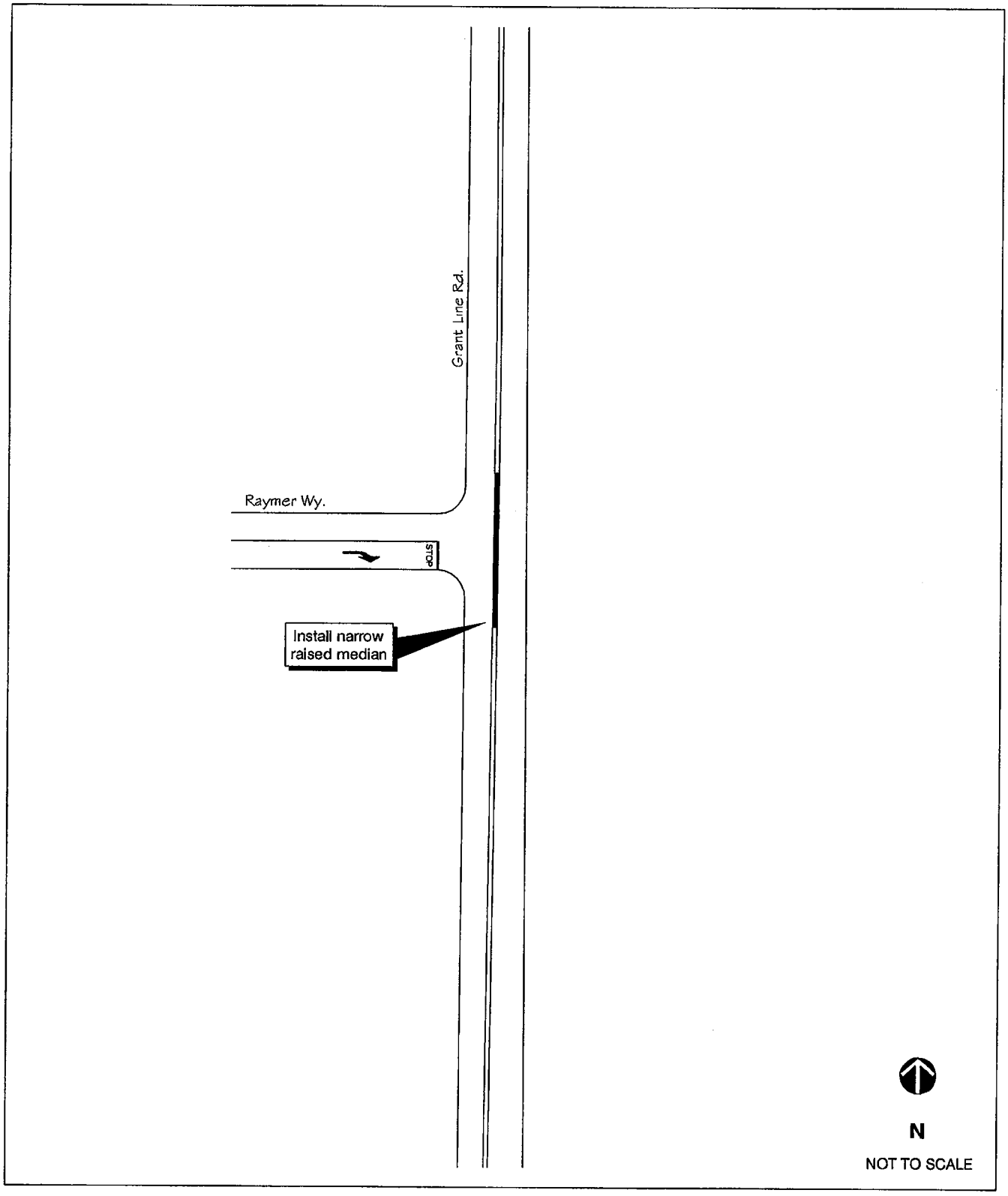

NORTH DOUGLAS SECONDARY ACCESS
INTERSECTION CONFIGURATION - OPTION II
NEAR TERM (YEAR 2014) CONDITIONS

FIGURE 3

FEHR & PEERS
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Nov 15, 2005 MJC
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- ATTACHMENT A -

Technical Calculations

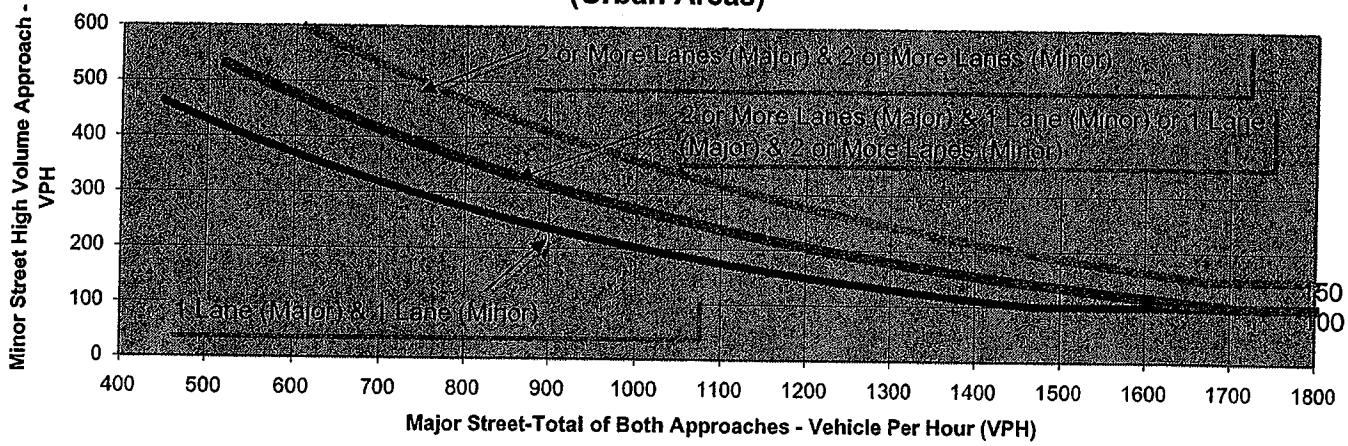
FEHR & PEERS
TRANSPORTATION CONSULTANTS

Computed by JI
Checked by
Approved by

Date 6/18/2004
Date
Date

Project No RS05-2175 Page No
Subject North Douglas 2nd Access
Weekday AM Peak Hour - Near-Term Conditions
Raymer Way/Grant Line Road
Sheet No of

Figure 9-8
PEAK HOUR VOLUME WARRANT
(Urban Areas)



*Note: 150 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.
Source: Traffic Manual, Caltrans 1996.

Name of Street		Major Street	Minor Street	Warrant Met
Number of Lanes	Two or More Lane (Y/N)			NO
	One Lane (Y/N)	Y	Y	
Traffic Volume (VPH) *		915	40	

*Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

- ☐ Existing Conditions
- ☐ Existing Plus Project Conditions
- ☐ Cumulative No Project Conditions
- ☐ Cumulative Plus Project Conditions

APPENDIX D
CULTURAL RESOURCES INVENTORY

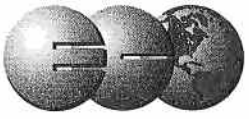
Cultural Resources Inventory
North Douglas Off Site Improvements
Sacramento County, California
Project 2003-020

Prepared by:
ECORP Consulting Inc.
2260 Douglas Blvd., Suite 160
Roseville, California 95661
916-782-9100

Prepared for:
Mr. Bob Shattuck
Lennar Communities, Inc.
1075 Creekside Ridge Road, Suite 110
Roseville, CA 95678

Keywords: Cultural resources inventory, archaeology, Section 106,
No historic properties, Sacramento County,
USGS Buffalo Creek, CA 7.5 minute quadrangle,
T8N, R7E, portions of Sections 3 & 10

August 2005



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

CONTENTS

CULTURAL RESOURCES INVENTORY

NORTH DOUGLAS OFF SITE IMPROVEMENTS

LIST OF FIGURES

LIST OF APPENDICES

1.0 MANAGEMENT SUMMARY

The subject of this assessment report is the cultural resource inventory of the North Douglas Off Site Improvements project, an estimated 96-acre parcel located north of Douglas Road, west of Grant Line Road, south of White Rock Road, and east of Sunrise Boulevard, in Sacramento County, California. The proposed off site improvements provide access to North Douglas, a planned residential, commercial, and mixed-use development, with open space and preserve areas.

ECORP Consulting, Inc. prepared this cultural resource inventory report to assist Lennar Communities, Inc. of Roseville, CA, to comply with Section 106 of the National Historic Preservation Act (NHPA), as required by Section 404 of the Clean Water Act.

A literature and records search was completed using *California Historical Resources Information System* (North Central Information Center, California State University-Sacramento), on March 14, 2005. The records search did not reveal any known cultural resources within the project area.

ECORP employees accomplished an archaeological reconnaissance survey of the entire project area March 10 and June 13, 2005. The fieldwork resulted in the identification of a single isolated bottle base. Isolates are considered *a priori* and not significant, and are ineligible for inclusion on the National Register of Historic Places (NHRP), thus requiring no protective measures.

2.0 INTRODUCTION

The 96-acre North Douglas Off Site Improvements area is in unincorporated eastern Sacramento County (Figure 1 – Site and Vicinity). After doing a search of the existing records and literature regarding prior archaeological work done in and around the proposed development, it was determined that the entire project area required survey for the presence of cultural resources. This report is a summary of the scope and results of this survey project.

2.1 Project Location and Description

The North Douglas off site improvement area is located in an unincorporated section of eastern Sacramento County, to be annexed by the City of Rancho Cordova. The area is north of Douglas Road, west of Grant Line Road, south of White Rock Road, and east of Sunrise Boulevard. The legal description of the project area is: USGS 7.5' Quad: Buffalo Creek, CA, T8N, R7E, portions of sections 3 and 10. The 96-acres of North Douglas Off Site Improvements are located along the west boundary and to the northeast of the North Douglas project; the improvements comprise two access roads to the project area.

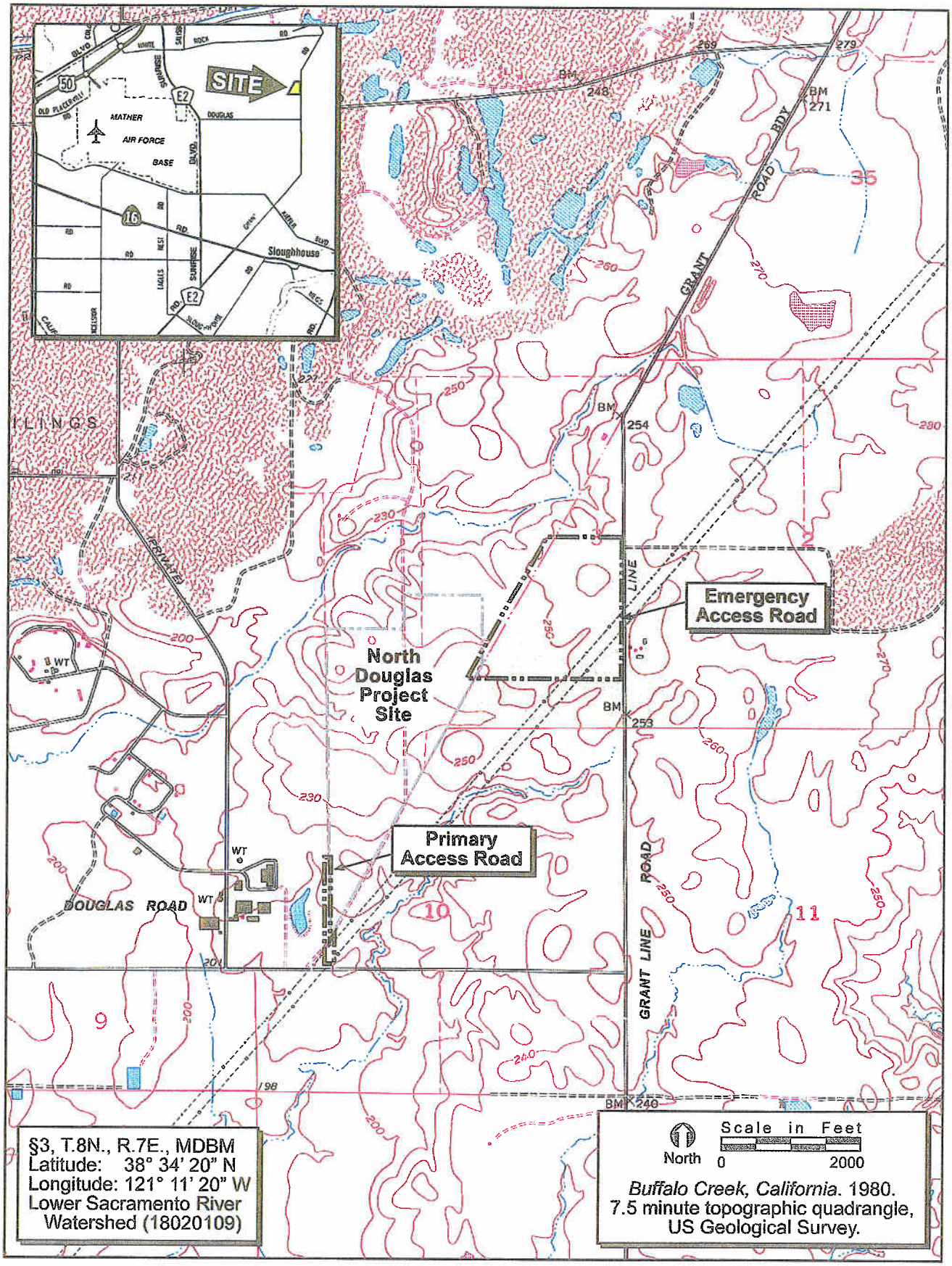


FIGURE 1. Project Site and Vicinity Map

2003-020 North Douglas - Emergency Vehicle Access

3.0 SETTING

3.1 Natural Setting

The North Douglas project sits between two unnamed, west-flowing, ephemeral tributaries of Morrison Creek, a part of the drainage system of the Sacramento River, in the Sacramento Valley, along the eastern edge of the Great Valley of California (Norris and Webb 1976). The foothills of the Sierra Nevada Range begin about 15 miles to the east. Elevation in the project area is between 210 and 260 feet above mean sea level. Geologically, the project area is composed of Quaternary alluvium overlying Tertiary sedimentary rock (Norris and Webb 1976). Due to the depth of the overlying alluvium, the bedrock is not exposed in the project area.

Soil in the North Douglas project area is of three types. The first is Fiddyment fine sandy loam, formed from weathered consolidated sandstone or siltstone, and found on 1 to 8% slopes. It is a moderately deep, well-drained soil with very slow permeability and slight erosion. Surface layer is a fine brown sandy loam.

The second soil type is Red Bluff loam, a very deep well drained soil, found on high terraces with 2 to 5% slopes, and formed in alluvium from mixed rocks. Permeability is moderately slow, with slight to moderate erosion. The surface is a brown loam, about 8 inches thick.

The final soil type is the Red Bluff-Xerarents complex, found on high terraces with 0 to 2% slopes. This unit is composed of 50% Red Bluff soils, and 35% Xerarents soils. The Red Bluff is the same as described above, except that erosion is slight, only. The Xerarents soil is very deep and well drained. The surface layer is a fill of brown loam mixed with fragments of reddish brown, yellowish red, and red clay loam, gravelly clay, and very gravelly clay, an is about 30 inches thick. Permeability is moderate to slow, and erosion is slight (Tugel 1990).

Prior to its conversion to agricultural production by European settlers, the Great Valley supported a diversity of habitats made up of vast grasslands, valley oak savannahs, riparian woodlands, and marshes (Baumhoff 1978). Vegetation in the North Douglas project area can be placed within the Valley Oak Woodland (Ritter 1988), the Valley Foothill Riparian (Grenfell 1988), and the Annual Grassland (Kie 1988) habitat zones. Today, the dominant grassland species are introduced, non-native grasses such as wild oats and barley, foxtail fescue, and red brome. Before the arrival of Europeans, native grasses most likely consisted of climax stands of perennial bunchgrasses such as purple needlegrass (*Stipa pulchra*), and others including triple-awned grasses (*Aristida sp.*), blue grasses (*Poa sp.*), and rye grasses (*Elymus sp.*) (Kie 1988; Shoenherr 1992). Trees in the area today are dominated by non-native species such as eucalyptus and a variety of hardwoods and conifers, planted ornamentally or as windbreaks. Prehistorically, it is likely that away from riparian zones, woodlands in the area consisted almost exclusively of savannah-like stands of valley oak (*Quercus lobata*), with a sprinkling of black walnut (*Juglans nigra*) (Ritter 1988). Along drainages, the riparian community includes Fremont cottonwoods (*Populus fremonti*), California sycamore (*Planatus racemosa*), and valley

oak (*Quercus lobata*), with an understory of alder (*Alnus sp.*), box elder (*Acer negundo*), and Oregon ash (*Fraxinus latifolia*). Shrubs include California blackberry (*Rubus vitifolius*), wild grape, wild rose, blue elderberry, and willow. Rushes, cattails (*Typha sp.*), sedges, and grasses compose the herbaceous layer (Grenfell 1988).

3.2 Cultural Setting

3.2.1 Prehistory

Pre-Archaic Period (10,000-8,500 B.C.) The earliest occupants of California were generally believed to be reliant for their subsistence on the hunting of big game – the Pleistocene megafauna such as mammoths and giant sloths, a strategy that kept them constantly on the move. Although tools for grinding are occasionally found on these early sites, the gathering of plant material appears to have been only a small part of their subsistence strategy. Evidence for this wide-ranging, highly nomadic occupation has been found all over the West, from sites that are deserts today, but were then inland lakes with resource-rich marshlands, to the vast expanses of the Great Plains, to the high elevations of the Rocky Mountains. Few sites from this period have been found in California, suggesting a small, widely dispersed population. A dearth of sites at higher elevations is probably due to the climate. The final Ice Age of the Pleistocene was just ending, glaciers still existed in the Sierra Nevada, and conditions in general were much cooler and wetter than today, making the mountains an inhospitable habitat for humans. Most of the sites dating to this period have been found in the vicinity or on the ancient shorelines of the large, pluvial lakes that were common during this time (Chartkoff and Chartkoff 1984).

Early to Middle Archaic Period (8,500-4,000 B.C.) With the end of the Pleistocene, the climate began a warming and drying trend that lasted for several thousand years. The great inland lakes that had covered large areas of the Great Basin began to dry up, and the megafauna – the mainstay of Pre-Archaic Period subsistence – suffered mass extinction. People adapted to these changes by shifting their foraging emphasis away from hunting and increasing their use of plant resources, as evidenced by a marked increase in the presence of plant processing tools on archaeological sites dated to this time period. More manos and metates suggest that people had begun to rely on food based on the grinding of hard seeds and grains. This, combined with a greater reliance on local tool stone sources, too, suggests that groups also largely abandoned the wide-ranging nomadism of the Pre-Archaic and began to concentrate their foraging efforts on smaller territories using a seasonal round, scheduled to coincide with the appearance of various resources as they became available. Though the lakes were shrinking, use of their many resources became an integral part of Early to Middle Archaic subsistence strategies. It is during this time period, too, that people began a more intensive use of the coastal regions, with their rich marine resources.

Late Archaic Period (4,000-2,000 B.C.) A major change in subsistence came in the Late Archaic Period with the discovery of a method to remove the tannins from acorns, allowing this nearly ubiquitous nut to become a staple food for the indigenous people of California. In addition to providing a rich and essentially inexhaustible source of

nutrition, it allowed people to gather and store large surpluses of food to carry them through lean seasons. Concomitant with this was an increase in group size and population densities. Sedentarism increased, and sophisticated cultures developed comparable to those found in farming areas in other parts of North America. It has been suggested that agriculture never took root in the west because the richness of the natural environment provided all that the people needed to survive and a good deal more (Chartkoff and Chartkoff 1984). Trade also increased during this period, bringing in goods – and, presumably, ideas – from afar. One item, or idea, was probably the atlatl, or spear-thrower. Hunting of a diverse range of large and small game, fishing, and gathering of wild plant resources besides acorns remained important elements of overall subsistence strategies.

Early and Middle Pacific Periods (2,000 B.C.-A.D. 500) By 2,000 B.C., acorn meal had become the most important food for California Indians, much as corn was for people elsewhere. An increase in the number of archaeological sites dating to this period suggests an increase in population that was probably the result of this reliable and widely available food resource. People moved into environmental zones that had previously been used only marginally, such as the middle and high Sierras. In addition, societies began to become more complex, socially and politically.

Late Pacific Period (A.D. 500-1400) With the introduction of the bow and arrow, prehistoric weapons technology in California took a quantum leap forward at about this time. Lighter, more accurate, and with a significantly longer range, the bow and arrow changed hunting and warfare forever. Another major shift in technology at this time is the movement away from portable manos and metates and the increased use of bedrock mortars and milling stations (Moratto 1984). The increasing complexity of societies witnessed at the end of the Middle Pacific Period continues to be seen in archaeological sites throughout this period, as does the widening of trade networks, development of food storage and redistribution system, the increasing intricacy of ceremonial and funerary patterns, and more marked territoriality. In addition, elevated levels of fishing equipment and fish and shellfish remains indicate use of riverine resources. This may have been an adaptation to a warm, dry interval that set in about A.D. 1500 and would have affected hydrologic and vegetation patterns (Davy 2001).

Final Pacific Period (A.D. 1400-1769) Sedentarism intensified during this period, with people becoming ever more reliant on staples to support them. Societies, along with economies and political systems continued to become more complex. During this period, visits from Europeans began, culminating with the establishment of permanent settlements in A.D. 1789.

3.2.1.1 Regional Prehistory

The earliest evidence of the prehistoric inhabitants of the region surrounding the North Douglas off site area comes from a single, deeply buried site in the bank of Arcade Creek, north of Sacramento, containing grinding tools and large, stemmed projectile points. The points and grinding implements suggest an occupation date of some time between 6000 and 3000 B.C. (Wallace 1978). However, it was not until after about 3500

B.C., in the Late Archaic Period, that people began to move into the San Joaquin and Sacramento valleys in any significant numbers (Chartkoff and Chartkoff 1984). This earliest permanent settlement of the Delta region of the Sacramento River is called the Windmiller Tradition, and is known primarily from burial sites containing relatively elaborate grave goods, in or near the floodplain (Chartkoff and Chartkoff 1984; Ragir 1972; Wallace 1978). The Windmiller Tradition reflects the amplification of cultural trends begun in the Middle Archaic, as seen in the proliferation of finished artifacts such as projectile points, shell beads and pendants, and highly polished charmstones. Stone mortars and pestles, milling stones, bone tools such as fishhooks, awls, and pins are also present. It is probable that these people subsisted on deer and other game, salmon, and hard seeds. They also were apparently the first Californians to discover the process for leaching the tannins out of acorns, thus making them edible by humans (Chartkoff and Chartkoff 1984). Based on linguistic evidence, it has been suggested that the Windmiller culture was ancestral to several historic tribes in the Central Valley, including the Penutian speaking Nisenan (Chartkoff and Chartkoff 1984; Elsasser 1978). The Windmiller Tradition lasted until about 1000 B.C. (Chartkoff and Chartkoff 1984).

Around 1000 B.C., subsistence strategies in the Delta region became noticeably more "focal," with a clear increase in the reliance on acorns and salmon (Chartkoff and Chartkoff 1984; Elsasser 1978). Culturally, this has been dubbed the Cosumnes Tradition (1700 B.C. to A.D. 500), and appears to be an outgrowth of the Windmiller Tradition (Ragir 1972). These people continued to occupy knolls or similar high spots above the floodplain of the Sacramento River and the terraces of tributaries such as the Cosumnes and American rivers, flowing out of the foothills of the Sierra Nevadas to the east. Populations increased, and villages became more numerous than before, with more milling tools, and specialized equipment for hunting and fishing. Trade appears to have increased, with burials containing larger amounts of seashell and obsidian. Burial styles, too, became more varied, with the addition of flexed interments along with the extended ones of the Windmiller period. Projectile points found embedded in the bones of excavated skeletons suggest that warfare was on the rise, possibly as a result of increased competition over available resources and trade (Beardsley 1954; Lillard, Heizer, and Fenenga 1939; Ragir 1972).

The next, and final, discrete prehistoric culture is the Hotchkiss Tradition (A.D. 500 to 1769) that persisted until the arrival of European settlers in central California (Beardsley 1954; Ragir 1972). During this period, use of acorns and salmon reached its peak, with hunting of deer. Diet was supplemented with the addition of waterfowl, hard seeds, and other resources. Large sedentary villages along the lower Sacramento and San Joaquin rivers, and their tributaries and delta were common. The size and density of these settlements suggests a further increase in population from Cosumnes times. Trade goods were plentiful, and burials exhibit a marked stratification of society with wide differences in the amount and variety of grave goods. Cremation of the dead appears, along with the flexed inhumations of the previous period (Chartkoff and Chartkoff 1984; Ragir 1972). While ornamental or ritual artifacts, such as large, fragile projectile points and trimmed bird bone increase during this period, milling tools are rare or absent. Shell beads continue in large numbers, and there are numerous utilitarian artifacts of bones such as awls, needles, and barbed harpoon points. Polished charmsotnes are more rare,

but ground stone pipes become more abundant. In addition, fired and unfired clay objects begin to appear (Chartkoff and Chartkoff 1984).

3.2.2 Ethnography

The project area lies near the territorial boundaries of the Plains Miwok and Valley Nisenan. At the time of Contact, the Miwok were one of the largest groups in California, occupying vast stretches of land from the Sierra Nevada, across the Great Valley, and portions of the North Coast above San Francisco. The Sierra Miwok occupied the foothills and higher elevations of the Sierra Nevada, from the Cosumnes River south to the Fresno River. The Plains Miwok lived along the lower reaches of the Cosumnes and Mokelumne Rivers, as well as the eastern portion of the Sacramento Delta region. The Bay Miwok resided along the lower course of the Sacramento River, east to the southern portion of Suisun Bay.

The Plains Miwok made primary settlements along the Sacramento and Cosumnes Rivers. The primary political unit was the tribelet, which controlled a defined territory and the resources within it. Tribelets were subdivided into lineages. Lineages were generally named for specific geographic regions or locations of major settlements (Levy 1978).

Miwok settlement and subsistence patterns were attuned to the seasonal ripening of plant foods and the movements and migration of game animals. Valley flooding may have induced certain species such as elk, antelope, and bears to migrate to higher ground in the lower valley foothill belt of the Sierra. Andromodous fish, such as steelhead and salmon, migrated up the main rivers and tributaries, such as Deer Creek. Mining during the California Gold Rush disrupted or extinguished virtually all steelhead and salmon runs.

To the north of the North Douglas off site area lays the nuclear territory of the Nisenan. The territory extended from above the junction of the Feather and Sacramento rivers on the north, to a few miles south of the American River in the south. The Sacramento River bounded the territory on the west, and in the east, it extended to the crest of the Sierra, west of Lake Tahoe. As a language, Nisenan (meaning "from among us" or "of our side") has three main dialects – Northern Hill, Southern Hill, and Valley Nisenan, with three or four sub dialects (Kroeber 1976; Shipley 1978). The Southern Hill Nisenan lived primarily in small villages located along the major waterways and large flats in the area (Wilson & Towne 1978). Between there and the valley below, the grassy plains were largely unsettled, used mainly as a foraging ground by both valley and hill groups. Individual and extended families "owned" hunting and gathering grounds, and trespassing was discouraged (Kroeber 1976; Wilson and Towne, 1978). Residence was generally patrilocal, but couples actually had a choice in the matter (Wilson and Towne 1978).

Politically, the Nisenan were divided into "tribelets," made up a primary village and a series of outlying hamlets, presided over by a more-or-less hereditary chief (Beals 1933; Kroeber 1976; Wilson and Towne 1978). Villages typically included family dwellings –

conical houses covered with bark slabs - acorn granaries, a sweathouse, and a dance house, owned by the chief. The chief had no authority on his or her own (females could become chief, if no competent male relative could be found). Authority came from the support of the shaman and the villagers, but with this the word of the chief became virtually the law (Wilson and Towne 1978).

Subsistence activities centered around the gathering of acorns (tan oak and black oak were preferred), seeds, nuts (pine nuts derived from the grey pine were prized) and other plant resources, the hunting of animals such as deer and rabbits, and fishing. Large predators such as mountain lions and wildcats were hunted for their skins, as well as their meat, and bears were hunted ceremonially. Although acorns were the staple of the Nisenan diet, they also harvested roots like wild onion and "Indian potato," which was eaten raw, steamed, baked, or dried and processed into flour cakes to be stored for winter use (Wilson and Towne 1978). Wild garlic was used as soap/shampoo, and wild carrots were used medicinally (Littlejohn 1928). Seeds from grasses were parched, steamed dried, or ground and made into a mush. Berries, too, were collected, as were other native fruits and nuts. Game was prepared by roasting, baking, or drying.

Hunting of deer often took the form of communal drives, involving several villages, with killing done by the best marksmen from each village. Snares, deadfalls, and decoys were used, too. Fish were caught by a variety of methods including use of hooks, harpoons, nets, weirs, traps, poisoning, and the hands (Wilson and Towne 1978).

Trade was important with goods traveling from the coast and valleys up into the Sierra Nevada, and vice versa. Items like shell beads, salmon, salt, and grey pine nuts went up, and things such as bows and arrows, deerskins, and sugar pine nuts came down. In addition, obsidian was traded in from the north (Wilson and Towne, 1978).

3.2.3 History

Although the Spanish had made forays into the Central Valley since about 1769, it was not until 1808 that Capitán Gabriel Moraga explored, and named, the Sacramento area (Lawson 2001). Other than fighting with the Indians, as in 1813 when Luis A. Arguello fought a major battle with the Miwok near the mouth of the American River, the Spanish took little interest in the area (Wilson and Towne 1978). In 1826, American trapper Jedidiah Smith blazed the first overland route to California and into the Central Valley. In 1827 he returned to meet other trappers of his company he had left encamped there, but no permanent settlements were established (Peak & Associates 1997).

Then, in August of 1839, a European immigrant, John A. Sutter, arrived at the confluence of the American and Sacramento rivers, armed with expectations of a land grant from the Mexican government, and dreams of an agricultural empire. He and his party erected a fort. Originally called New Helvetia, it later came to be known as Sutter's Fort. In 1841 Sutter received his land grant - some 97 square miles – and proceeded to set up fisheries, a flourmill, and a lumber mill. The fort attracted other businesses, particularly following the discovery of gold in a flume at Sutter's lumber mill near the Nisenan village of Culloma. The find prompted Samuel Brannan to establish a store on

the Sacramento River waterfront, which soon became the heart of the new settlement of Sacramento. Later his son John Sutter Jr. laid out the town of Sacramento in 1849. By 1850, the population of Sacramento had grown to about 9000 (History 2001; Lawson 2001).

During the 1830's and 1840's, the Mexican government in the Sacramento Area made four land grants. Two of these *ranchos* were located in close proximity to the present location of the North Douglas project area. Rancho Omochumnes was established a short distance to the south. Rancho Rio de los Americanos was located immediately north of the project area on the south side of the American River (Peak & Associates1997).

During the Gold Rush, numerous claims were worked along the American River. The North Douglas project area, however, was not particularly impacted by the Gold Rush due to the fact that local gold deposits were buried within the ancient channels of the American River that were not easily worked by hand. As a result, agriculture – ranching and farming – was the primary activity in the area until the turn of the 20th Century.

Major advances in dredging technology during the late 1890's made working the former river channels near the project area economically feasible. Bucket line dredging began on the American River within the Folsom Gold District in 1898 (Oakland Museum of CA 1998). The Folsom Gold District extended south from the town of Folsom to the area currently occupied by Mather Air Force Base, just west of the project area. Dredging operations continued in the district until World War II, when work was severely curtailed. The year 1962 saw the last dredge put out of commission in the district. The legacy of this era is evident today in the massive expanses of tailings that cover many square miles just north of the North Douglas property.

4.0 METHODS

4.1 Archival Research

A records search was undertaken at the North Central California Information Center at California State University Sacramento.

In addition to official records and maps related to historic properties and surveys in Sacramento County, the following historic references will also reviewed: *The National Register of Historic Places- Listed properties* (1996); *California Historical Landmarks* (1996 and updates); *California Points of Historical Interest* (1992 and updates); *Gold Districts of California* (1979); *California Gold Camps* (1975); *California Place Names* (1969); *Survey of Surveys (Historic and Architectural Resources)* (1989); *Directory of Properties in the Historical Resources Inventory* (1999); *Caltrans Local Bridge Survey* (1989); *Caltrans State Bridge Survey* (1987); *Historic Spots in California* (1990), 1907 GLO Plat map; and the Sacramento County Clerk-Recorder's records.

4.2 Field Survey

Transects between members of the survey crew will be a maximum of 15 meters apart. The survey is designed to identify historic and prehistoric sites and isolates on the approximately 96-acres of the North Douglas off site improvements area.

5.0 RESULTS

5.1 Archival Research Results

Archival research (Appendix A- Literature Search Results) indicated that three previous archaeological surveys were done adjacent to the project area. Peak and Associates surveyed the portion to the west for the *Undredged Areas of the McDonnell Douglas Properties, Sacramento County, 1982.* Peak and Associates, Inc. surveyed the portion to the south of the project for the *Determination and Eligibility and effect for the sunrise Douglas Road Improvements Three Project Area, Sacramento County, 2004.* ECORP Consulting, Inc. surveyed the adjacent 111-acre North Douglas project site in 2004: *Cultural Resources Inventory, North Douglas, Sacramento County, California.* No cultural resources were identified by any of the above-referenced surveys. The remaining literature did not reveal any other specific landmarks, National Register sites, districts or other listed properties in the local vicinity of the North Douglas Off Site Improvements.

5.2 Native American Consultation Results

We have consulted with the Native American Heritage Commission (NAHC) concerning potential areas of Native American concern regarding the North Douglas off site improvements area. We have mailed letters to extend necessary consideration to all Native Americans on the contact list provided by the NAHC on the proposed undertaking. We made follow-up contact with the NA individuals. We did not receive any response from those we contacted. All information sent and received is included in the record of consultation (within Appendix A – Literature Search Results).

5.3 Field Survey Results

On March 10 and June 13, 2005 ECORP Consulting, Inc. employees Sandra Wadsworth and Kyle Johnson (Appendix B – Resumes) conducted a systematic archaeological survey with transects spaced 15 meters apart (Figure 2. Coverage Map). The survey was conducted to the standards set by the Secretary of the Interior (Guidelines 1990; National Park Service 1983).

Although grass grows over most of the southern portion of the project area, the northeast portion is adjacent to an abandoned orchard; the overall surface visibility is reasonably good. The most common cultural features encountered during the pedestrian survey within the area are contemporary resources: a series of metal signs hanging on,

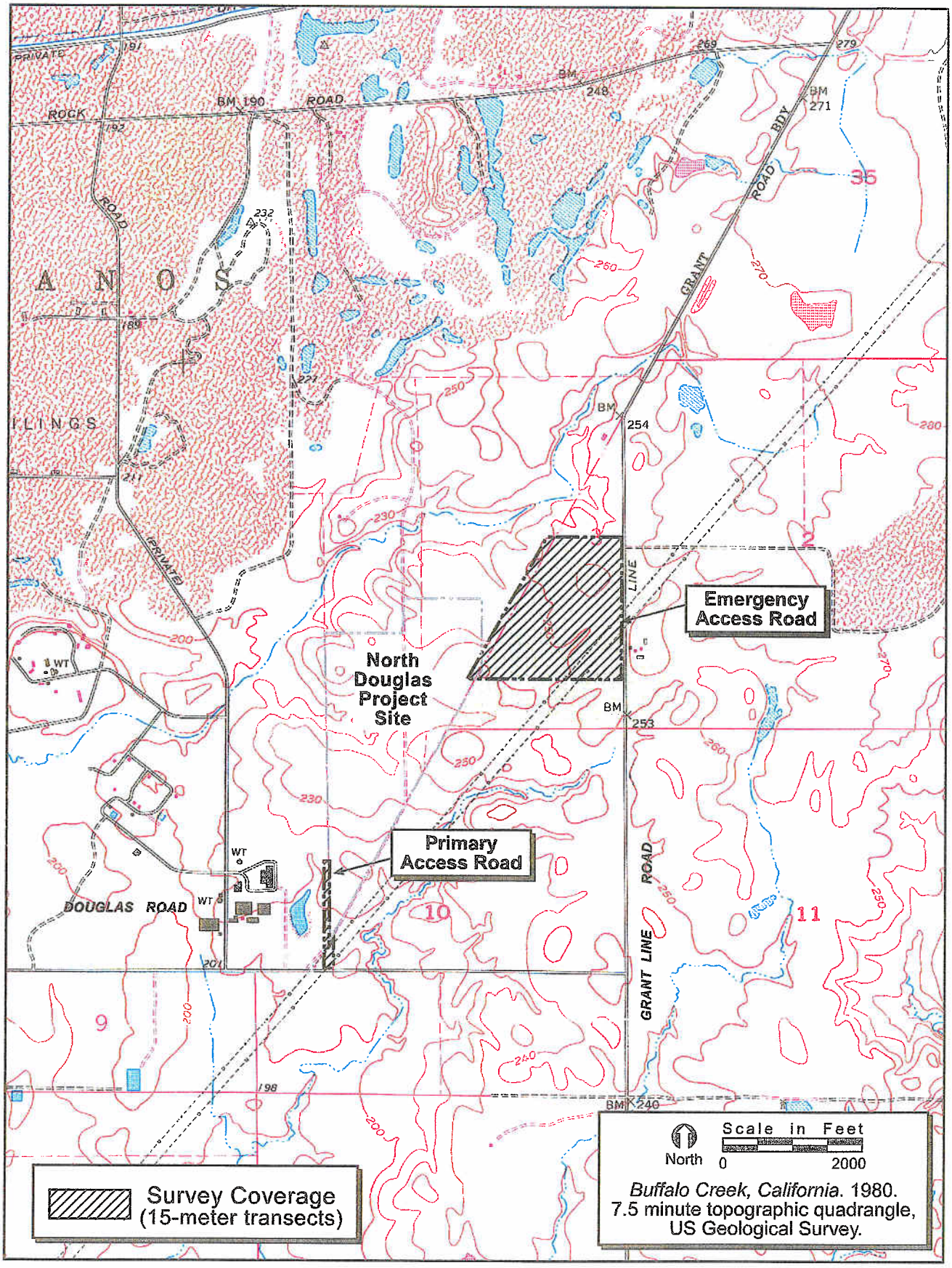


FIGURE 2. Area of Potential Effect and Coverage Map

2003-020 North Douglas - Emergency Vehicle Access

or fallen from, a barbed wire fence at the eastern boundary of the McDonnell-Douglas property (the western margin of the project area). The signs read:

DOUGLAS
NO TRESPASSING
MISSILE
TEST
AREA

The name "Douglas" has been covered by the name "McDonnell Douglas." McDonnell Corporation purchased Douglas Aircraft in 1967. Therefore the signs predate 1967, but they do not appear to meet the 50-year threshold for consideration as historic artifacts and the signs were not recorded as isolates.

However, one isolated artifact was found in the southern portion of the project. Isolate 1 is a very dark olive green bottle base (see Appendix C – Isolate Record). As an isolate, it is not significant, and is ineligible for inclusion on the National Register of Historic Places (NHRP), thus requiring no protective measures.

6.0 CONSIDERATIONS AND RECOMMENDATIONS

6.1 Special Management Considerations and Recommendations

No prehistoric or historic sites were located during the survey of the North Douglas off site improvements area, and no further work is recommended. However, the fact that no significant cultural resources were observed on the surface of the project area does not preclude the possibility of buried archaeological remains somewhere within the boundaries of the project area. Therefore, although no further work is required, it is recommended that should any previously unidentified prehistoric or historic archaeological resource be encountered during the course of project activities, all work in that area shall halt, and a qualified professional archaeologist shall be notified immediately so that the resource value may be assessed as soon as possible. Under such circumstances, a reasonable effort should be made to avoid, minimize or mitigate adverse effects to such properties.

Section 106 protects Native American burials, skeletal remains and grave goods. If human remains are encountered, work should halt in that vicinity and the County coroner should be notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation. If the remains are of Native American origin, the coroner will notify the Native American Heritage Commission within 24 hours.

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LIST OF APPENDICES

APPENDIX A

Literature Search Results

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

March 14, 2005

Bob Shattuck
Lennar Communities
1075 Creekside Ridge Road Suite 110
Roseville, California 95678

RE: NORTH DOUGLAS OFF SITE IMPROVEMENTS, SACRAMENTO COUNTY #2003-020

Dear Mr. Shattuck:

A records search for the North Douglas Off Site Improvements project (Attachment A) was completed using files from the North Central Information Center with the following results:

Prehistoric Resources: The records indicate that no previously recorded sites are located adjacent to or within this project.

Historic Resources: The records indicate that no previously recorded sites are located adjacent to or within this project.

Previous Archaeological Investigations: The records show that two previous archaeological surveys were done adjacent to the project area. Peak and Associates surveyed the portion to the west for the *Undredged Areas of the McDonnell Douglas Properties, Sacramento County, 1982.* Peak and Associates, Inc. surveyed the portion to the south of the project for the *Determination and Eligibility and effect for the sunrise Douglas Road Improvements Three Project Area, Sacramento County, 2004.*

Literature Search: In addition to the official records and maps for archaeological sites and surveys in Sacramento County, the following historic references were also reviewed: the National Register of Historic Places-Listed properties (2005), California Historical Landmarks (1995 and updates), California Points of Historical Interest (1992 and updates), Gold Districts of California (1979), California Gold Camps (1975), California Place Names (1969), Survey of Surveys Historic and Architectural Resources (1989), Directory of Properties in the Historical Resources Inventory (1999), Caltrans Local Bridge Survey (1989, updated 2000), Caltrans State Bridge Survey (1987), California and Pony Express Trails (1984), Historic Spots in California (2002), Historic Geologic Land Office Plat map and Handbook of North American Indians Volume 8 (1978).

Literature Results: The southeast edge of the Folsom Gold District is located about ¼ mile to the north of this project. This gold field operated until 1962. The 1868 GLO plat map shows the project in the Southeast portion of the Rio De Los Americanos land grant. The remaining literature and records did not reveal any resources.

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Native American Consultation: We have consulted with the Native American Heritage Commission (NAHC) concerning potential areas of Native American concerns regarding the North Douglas Off Site Improvements project area. We have mailed letters to extend necessary consideration to all Native Americans on the contact list provided by NAHC on the proposed undertaking. We will make follow-up contact with the NA individuals. All information sent and received is included in the record of consultation (Attachment B).

In conclusion, the project area has not been archaeologically surveyed. Therefore, it is recommended that the parcel be surveyed for cultural resources.

Sincerely,

Julia K. Green, M.A.
Cultural Resource Manager

LIST OF APPENDICIES

APPENDIX A

Project Site and Vicinity

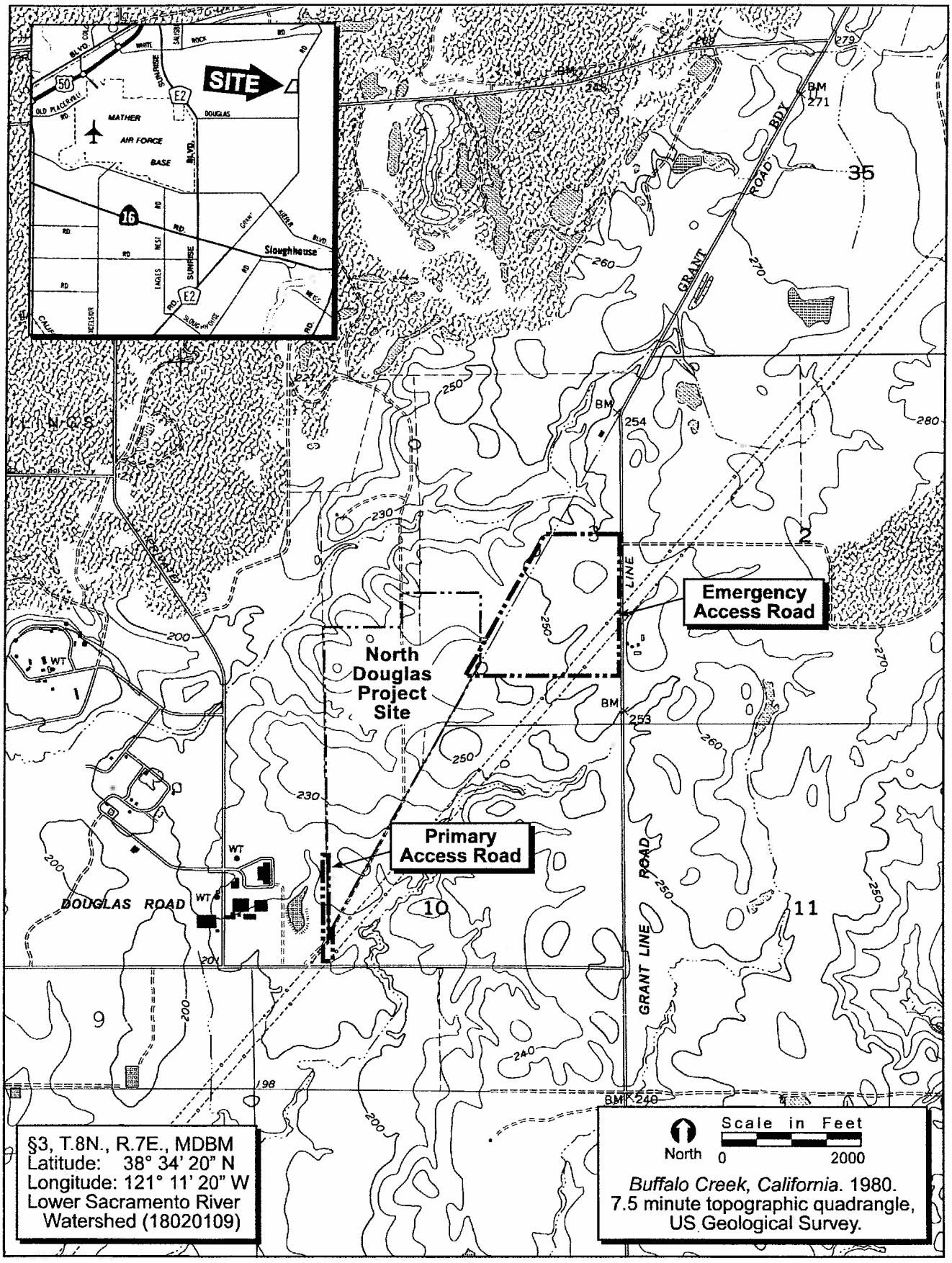


FIGURE 1. Project Site and Vicinity Map

APPENDIX B

Native American Consultation

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

March 4, 2005

Ms. Debbie Pilas-Treadway
Associate Governmental Program Analyst
Native American Heritage Commission
915 Capital Mall, Room 364
Sacramento, CA 95814

RE: Cultural Resources Identification Effort at North Douglas Off site utilities, Sacramento County, California T8N, R7E, Sections 3 and 10.

Dear Ms. Pilas-Treadway:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the parcel indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area outlined. We would appreciate input on this undertaking from the Native American community with concerns about possible traditional cultural properties or potential impacts within or adjacent to the area of potential effect. Please understand that this is not a request for location, data or any other information that may be deemed sensitive or confidential to individual Native Americans, Native American organizations, or Federally Recognized Tribes. Information on other parties that may have interests or concerns in the undertaking would be appreciated. Thank you in advance for your assistance in our cultural resource management consultation.

Sincerely,

Julia K. Green, M.A.
Cultural Resource Manager

2260 Douglas Blvd., Suite 160
Roseville, California 95661
Tele: (916) 782-9100
Fax: (916) 782-9134
Email: ecorp@ecorpconsulting.com
Web: www.ecorpconsulting.com

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov

March 8, 2005

Julia Green
ECORP
2260 Douglas Blvd. Suite 160
Roseville, CA 95661

Sent by Fax: 916-782-9134
Number of Pages: 2

RE: Proposed North Douglas Off Site Utilities, Sacramento County

Dear Ms. Green:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,

Debbie Pilas-Treadway
Environmental Specialist III

Native American Contacts
Sacramento County
March 8, 2005

illie Blue Elliston
04 Pringle Ave., #42 Miwok
alt , CA 95632
illiebob@softcom.net
209) 745-7112

Ione Band of Miwok Indians
Glen Villa, Sr., Cultural Committee
PO Box 1132 Miwok
Ione , CA 95640
gvilla@cdepot.net
(209) 274-0372

eland Daniels
531 Maple Leaf Lane Miwok
acramento , CA 95828
916) 689-7330

Ione Band of Miwok Indians
Pamela Baumgartner, Tribal Administrator
PO Box 1190 Miwok
Ione , CA 95640
admin@ionemiwok.org
(209) 274-6753
(209) 274-6636 Fax

andy Yonemura
305 - 39th Avenue Miwok
acramento , CA 95824
916) 421-1600

Shingle Springs Band of Miwok Indians
Jeff Murray, Cultural Resources Manager
P.O. Box 1340 Miwok
Shingle , CA 95682 Maidu
shingle_springs_rancheria@ho
(530) 676-8010
(530) 676-8033 Fax

l Dorado Miwok Tribe
eri Scambler, Chairperson
O Box 1284 Miwok
l Dorado , CA 95623
iwoktribe@hotmail.com
30-363-3257

Shingle Springs Band of Miwok Indians
Nicholas Fonseca, Chairperson
P.O. Box 1340 Miwok
Shingle , CA 95682 Maidu
shingle_springs_rancheria@ho
(530) 676-8010
(530) 676-8033 Fax

l Dorado Miwok Tribe
rnest Faircloth, Cultural Preservation
O Box 258 Miwok
l Dorado , CA 95623
530) 626-7572

Sierra Native American Council
Dwight Dutschke, Chairperson
Box 12045 Miwok
Ione , CA 95640
(209) 274-2357

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed North Douglas Off Site Utilities, Sacramento County.

Native American Contacts
Sacramento County
March 8, 2005

Jnited Auburn Indian Community of the Auburn
Jessica Tavares, Chairperson
575 Menlo Drive, Suite 2 Maidu
Rocklin , CA 95765 Miwok
916 663-3720
916 663-3727 - Fax

Nilton Rancheria
Mary Daniels-Tarango, Chairperson
7916 Farnell Way Miwok
Sacramento, , CA 95823
(916) 427-2909 Home
(916) 322-9867 Work

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed North Douglas Off Site Utilities, Sacramento County.

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

March 9, 2005

Billie Blue Elliston
604 Pringle Avenue #42
Galt, California 95632

RE: Cultural Resources Identification Efforts at North Douglas Off Site Improvements, Sacramento County, California

Dear Billie Blue Elliston:

ECORP Consulting, Inc. is conducting an environmental and cultural resource study at North Douglas Off Site Improvements. A record search of the project area has been conducted. A map showing the project study area is attached.

The State of California Native American Heritage Commission recommended that we contact you to provide an opportunity for you to contribute information about cultural resources within this project study area. An important element of our investigation is to identify sites, resources, or locations that are of cultural importance to the local Native American community. We would appreciate any information you might have concerning these resources in the project study area. If you cannot supply information, but know of others who can, we would appreciate it if you would provide us with the names of individuals.

We encourage you to participate in this process. The potential impacts that this project may have on cultural resources important to the Native American community cannot be evaluated unless we are aware the resource(s) exist.

If you have any questions, please do not hesitate to contact me at ECORP Consulting, Inc. at 916-782-9100. Thank you in advance for your participation in our cultural resource consultation.

Sincerely,

Julia K. Green, M.A.
Cultural Resource Manager

2260 Douglas Blvd., Suite 160
Roseville, California 95661
Tele: (916) 782-9100
Fax: (916) 782-9134
Email: ecorp@ecorpconsulting.com
Web: www.ecorpconsulting.com

APPENDIX B

Resumes

Sandra L. Wadsworth

Archaeologist

14 years
Professional
Experience

Summary

Ms. Wadsworth is an ECORP archaeologist with fourteen years experience in cultural resource management, primarily in California, Washington and the American Southwest. She has worked for the National Park Service, USDA Forest Service and in the private sector. She has participated in numerous research projects involving cultural resource survey, archaeological site excavation, site recording, and evaluation of historic properties for inclusion on the National Register of Historic Places.

Although the emphasis of her academic and professional research interests has been on the study of prehistoric archaeology, especially as it relates to structures and settlement patterns, she has experience working with historic sites related to homesteading, early ranching, timber production and mining.

Relevant Experience

- Assisted with a site testing project adjacent to historic Fort Spokane National Historic District in the Lake Roosevelt National Recreation Area. Authored a portion of the final report that included feature descriptions, excavation strategy and methods, results and recommendations for further work. Duties on this project included excavation, record keeping, photography and unit profiling.

- Surveyed areas associated with the Chilkoot Trail at Klondike Gold Rush National Historic Park, Alaska. Prepared report detailing findings and including feature forms, site and area maps of the trail segment covered during the season.

- Crew Chief for the Heritage programs of the Routt National Forest, Colorado. Directed daily field and office activities and authored cultural resource reconnaissance and compliance reports for six projects related to beetle suppression, prescribed burning, timber thinning, post cutting and road maintenance.

- Crew Chief for the Heritage program of the Comanche/Cimarron National Grasslands in southeast Colorado. Directed daily field and office activities, evaluated properties for inclusion on the National Register of Historic Places, and monitored significant sites to determine condition and suggest preventive maintenance.

- Cultural resource services for the Klamath National Forest involved the planning and participating in archaeological investigations at a prehistoric site in Butte Lake Grassland, California, laboratory treatment of cultural materials recovered from the site, and field reconnaissance of surrounding areas.

- Participated in all phases of fieldwork in Hohokam, Sinagua and Apache areas of the desert southwest. Duties on numerous excavation projects included identification of features, excavation of structures, completion of field documentation, graphic representation of excavation units and features and direction of crew members.

- Examined land use patterns and construction techniques of prehistoric Hawaiian habitation, agricultural and rock art sites through reconnaissance, excavation and documentation.

- Researched and explored the prehistory of California through the examination of six coastal Luiseno and Juaneno sites. Inquiry focused on the land use, mobility, technological organization, and raw material procurement of the aboriginal inhabitants of the area.

- Extensive foot survey, site monitoring, data collection and mapping in the Lassen National Forest, including test excavation in the Ishi Wilderness.

- Directed and completed laboratory work of cataloging, data entry, and artifact processing.

- Field school in the San Joaquin Valley of California focused on the techniques used in survey, mapping, field identification, excavation, and preliminary analysis of cultural materials.

Education

BA Anthropology; California State University, Long Beach, California, 1990
Field School, University of California Los Angeles, 1989

Kyle Johnson

Archaeologist

3 years
Professional Experience

Summary

Mr. Johnson is an ECORP archaeologist with five years experience in cultural resource management California. He has worked for the USDA Forest Service and in the private sector. He has participated in numerous research projects involving cultural resource survey archaeological site excavation and site recording.

Mr. Johnson's emphasis of his academic and professional research interests have been on the study of prehistoric and historic archaeology.

Relevant Experience

- Participated in a semester long field class with Sacramento State which involved all aspects of excavation and recording of a prehistoric and historic site. Other duties included identifying, sorting, cleaning, and cataloging of recovered artifacts while in the field and lab.
- Employed by the US Forest Service. Duties included background research of documents related to the management of cultural resources, archaeological surveys, assisting in the evaluation of historic structures and sites, cultural resource protection and monitoring, prehistoric site test excavations, recording and documentation of prehistoric and historic sites.
- Participated in a Phase II testing excavation with the El Dorado National Forest (CA).
- Member of a US Forest Service wild-land field crew which involved current, post-fire survey and excavation with the Tahoe National Forest.
- Involved with phase II testing of a historic church basement in downtown Sacramento.
- Phase II testing of property due to be developed in downtown Sacramento.
- Data recovery project of a historic Saloon in downtown Sacramento.
- Attended six-day environmental archaeology field study, with Sacramento State and the UC Bishop Research Center of past and current ecosystems as they relate to prehistory in eastern California and western Nevada.
- Geological, natural and cultural history field studies in Death Valley, western and central Nevada with Sierra College Natural History Museum.
- Participated in the excavation of two Mastadon tusks with the Sierra College Natural History Museum for the Douglas County, Nevada history museum in Yerrington, Nevada.

- Involved with numerous paleontological field surveys with the Sierra College Natural History Museum which include excavation and screening for possible paleontological resources.

Education

BA	Anthropology; California State University, Sacramento, 2003
AS	Geology, Sierra College, Rocklin, 1998

APPENDIX C

Isolate Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 of 2 *Resource Name or #: ISO 1

P1. Other Identifier:
*P2. Location: ☒Not for Publication ☐ Unrestricted *a. County: Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Buffalo Creek, CA Date: 1967 Photorevised 1980 T 8 N; R 7 E; SW ¼ of SW ¼ of Sec 10; M.D.B.M.
c. Address: City: Zip:
d. UTM: Zone: 10 ; 656740 mE/ 4269265 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 210 feet amsl

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
An olive green bottle base. The bottle diameter is 3-1/2 inches; glass is 1/4 inch thick; kick-up in the base is 1-1/8 inch, measured from the bottom rim.

*P3b. Resource Attributes: (List attributes and codes) AH4, Privies/dumps/trash scatters.
*P4. Resources Present: ☐Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☒Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 6/10/05; Iso 1; 2003-020

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

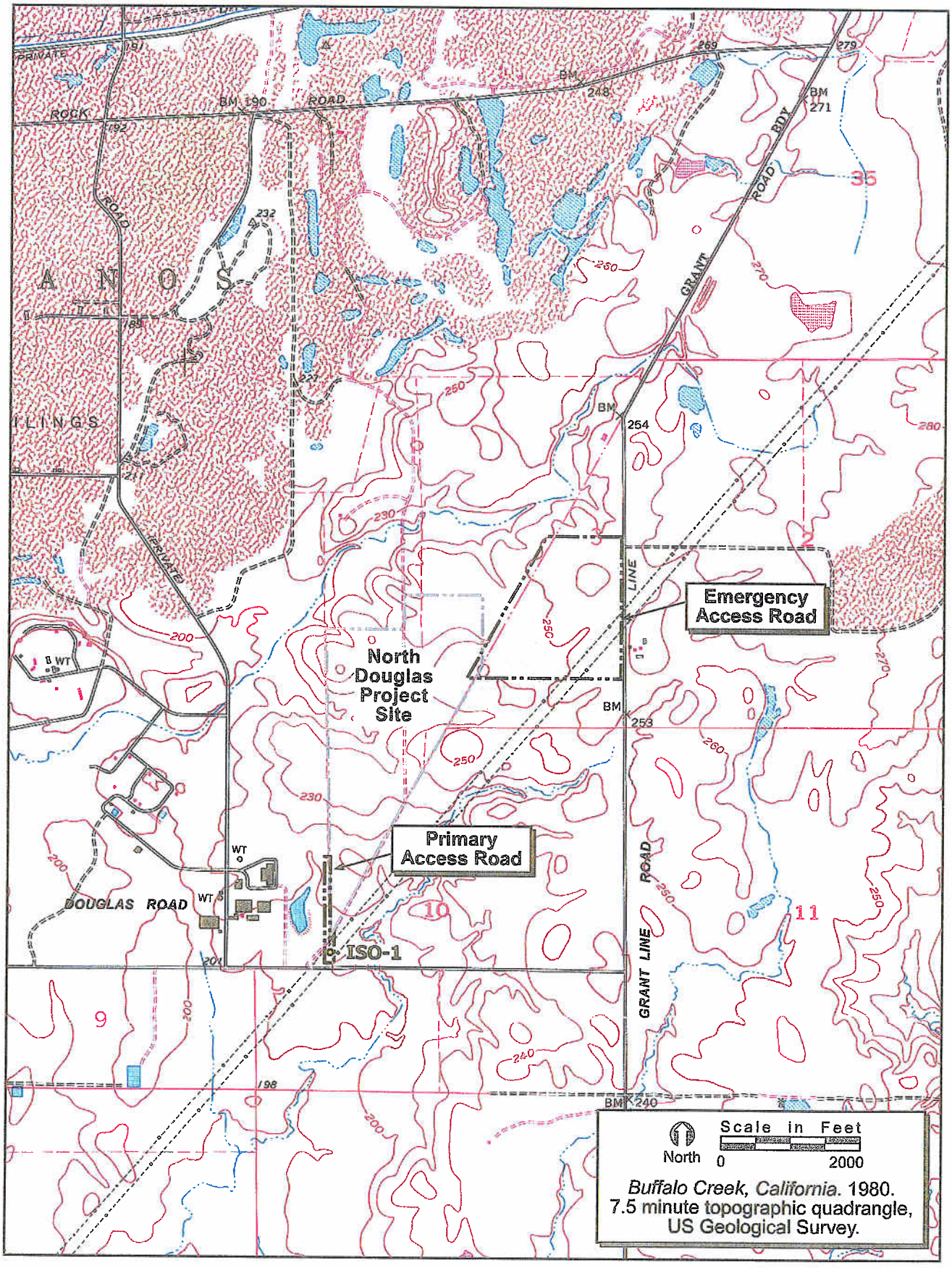
*P6. Date Constructed/Age and Sources: ☒Historic
☐Prehistoric ☐Both

*P7. Owner and Address:
Lennar Communities, Inc.
1075 Creekside Ridge Rd, Suite 110
Roseville, CA 95678

*P8. Recorded by: (Name, affiliation, and address)
S. Wadsworth, K. Johnson
ECORP Consulting, Inc.
2260 Douglas Blvd., Suite160
Roseville, California 95661

*P9. Date Recorded: 3-10-05
*P10. Survey Type: (Describe)
Intensive survey, 15 m transect interval

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Cultural Resoures Inventory, North Douglas Off Site Improvements, Sacramento County, California 2003-020"



Page 2 of 2. Isolate Location Map

2003-020 North Douglas - Emergency Vehicle Access