

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.12 (Environmental Setting, Impacts, and Mitigation Measures) of this EIR.

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the Preserve at Sunridge project, pursuant to the California Environmental Quality Act (CEQA). This EIR analysis focuses upon potential environmental impacts arising from the project. The EIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

The Preserve at Sunridge would include single-family residential, multi-family residential, commercial and office, a neighborhood park, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors on the 530.1-acre site. The Preserve at Sunridge Land Use Map is depicted in **Figure 3.0-3** in Section 3.0 of the Draft EIR. As proposed by the applicant, the project would include 2,415 units of single-family residential in various residential densities on 292.3 acres and 288 units of high-density residential RD-30 (multifamily) on 11.2 acres. A summary of the project's land uses, acreages and residential units is provided in **Table 3.0-1** in Section 3.0 of the Draft EIR. Buildout of the project would result in a total of 2,703 residential units. A condition of approval will be included to on the project that limits the total number of dwelling units and ensures compliance with the submitted map and substantial consistency with the SPA document.

The commercial component of the project would have approximately fifteen commercial building pads ranging from approximately 2,400 square feet to approximately 55,000 square feet for a total of approximately 147,000 square feet to 165,000 square feet. Proposed uses include mixed-uses on the smaller pads, retail on the mid-sized pads, and a grocery store to anchor the commercial uses. The mixed-uses may include up to 18 units of second story units or "live-work" lofts of approximately 1,000 square feet each bringing the commercial total to approximately 165,000 square feet.

The project would also result in the realignment of the existing Morrison Creek corridor. The corridor would be realigned through the existing transmission corridor that traverses the site. The realigned corridor would serve as a drainage channel to convey flows from the proposed project and developments immediately north to the proposed detention basin and ultimately connect to the Anatolia II water quality/detention basin. The drainage channel would be naturally lined and consist of an active drainage channel, banks with 3:1 slopes, floodplains, three water quality basins, and roadway crossings (2) with arch open bottom culverts. Water and sewer infrastructure from SCWA Zone 40 and CSD-1 exists along Sunrise Boulevard and would be extended to serve the proposed project (in association with infrastructure improvements for approved development in the Sunridge Specific Plan). The Sacramento Municipal Utilities District (SMUD) is currently constructing 69 kV lines within the transmission corridor to serve the project area.

The internal circulation system would include arterial streets to serve as the principle streets in the area. These streets include Jaeger Road on the site's western boundary and Chrysanthy Boulevard, which bisects that project site and provides an east-west direction between Sunrise

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Boulevard and Grant Line, which are two major arterial streets (6-lane roadways). The internal residential streets provide connections into and through the SPA and connect residential neighborhoods with the Town Center, elementary school, and the various planned park and open space areas. The project would also include an open space/wetland on approximately 92.4-acres in the southwestern portion of the site and a combination parkway/drainage corridor located within the existing transmission corridor.

In addition to the above development request, the project applicant has requested amendments to previously adopted mitigation measures BR-2 and BR-4 in the Sunrise-Douglas Community Plan (see Section 3.0, Project Description, for details on amendments).

2.3 AREAS OF CONTROVERSY

In accordance with Section 15082 of the State CEQA Guidelines, the City of Rancho Cordova prepared a Notice of Preparation/Initial Study (NOP/IS) for the project (formerly called "Sunridge Village") on September 10, 2004. The City released a second NOP/IS on January 26, 2005, to due to changes in the project's site design. In accordance with State CEQA Guidelines, the City was identified as the Lead Agency for the proposed project. Both NOP/IS documents were circulated to the public, local, state, and federal agencies, and other interested parties who solicited comments on the proposed project. The issues and concerns identified in responses to the two NOP/IS documents are addressed in this Draft EIR. The NOP/IS comments are presented in **Appendix 1.0** of the Draft EIR. The Initial Studies completed for the proposed project concluded that the preparation of an EIR would be required for the project. The NOP/IS documents are also included in **Appendix 1.0** of the Draft EIR. The City also held a scoping meeting for the project on February 16, 2005 at Rancho Cordova City Hall.

The NOP identified that the proposed project may result in the following environmental impacts to be addressed in the EIR

Land Use: Land Use issue controversy areas include that the proposed project represents an even greater level of environmental damage relative to the proposal originally submitted and evaluated in the SDCP/SRSP EIR. Other areas of potential controversy include, but are not limited to, land use compatibility and consistency with applicable land use plans. These issues are evaluated in Section 4.1 (Land Use) and Section 4.2 (Population and Housing) of this EIR.

Human Health/Risk of Upset: The identified human health and safety related issues of controversy are; potential exposure contaminated groundwater plumes, lead and asbestos containing building materials, residual agricultural chemicals, PCB transformers, and underground and aboveground storage tanks. These issue areas are evaluated in Section 4.3 (Human Health/Risk of Upset) of this EIR.

Traffic: Traffic and circulation related issue areas include; impacts to study area roadway segments, intersections, freeway mainline segments (U.S. 50), and transit service under Baseline, Interim, and Cumulative conditions. These issue areas are addressed and evaluated in Section 4.4 (Traffic) of this EIR.

Hydrology and Water Quality: Hydrology and water quality related issues of controversy include impacts resulting from the realignment of Morrison Creek and the extent of impacts from hydrologic modification on the project site in the context of Morrison Creek's overall watershed and the project's source of water supply. These issues are addressed and evaluated in section 4.7 (Hydrology and Water Quality) of this EIR.

Biological Resources: The project, as proposed, is not consistent with the USFWS' conceptual-level strategy document and map and would result in significant impacts to, and loss of, vernal pools, tadpole shrimp, vernal pool fairy shrimp, Sacramento and Slender Orcutt grass, and the habitats on which these species depend on. These issues are addressed and evaluated in section 4.9 (Biological Resources) of this EIR.

2.4 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. The alternatives analysis provides a comparative analysis between the project and four selected alternatives. Section 6.0, Project Alternative, qualitatively evaluates the following alternatives, which include:

Alternative 1 - No Project: Existing Land Uses Alternative: A no project alternative is required to examine the impacts which might occur if the site is left in its present condition, as well as what may be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. Implementation of Alternative 1 - No Project Existing Land Uses Alternative would keep the project site's existing agricultural designations (AG-80) and the project site's land uses would remain as grazing land. Implementation of the No Project: Existing Land Uses Alternative would eliminate the majority of environmental impacts identified in each technical section included in Sections 4.1 through 4.12 of this EIR.

Alternative 2 - No Project: Approved Sunrise Douglas Community Plan Land Uses Alternative: The No Project: Approved Sunrise Douglas Community Plan Alternative reflects the land uses approved by Sacramento County for the Sunrise Douglas Community Plan (SDCP) on the project site. The Sunrise Douglas Community Plan (SDCP) does not assign land uses to individual parcels. Rather, the conceptual land use mix was established in subareas (villages) to evaluate the total environmental effect of developing the entire Community Plan area. The conceptual land uses and associated acreages represent the maximum allowable densities and residential units for each conceptual village. The Preserve at Sunridge falls within portions of Villages C and F in the SDCP. This alternative assumes the remainder of Villages C and F minus the proposed and approved uses in Lot J, Sunridge Park, and a portion of SunCreek Specific Plan.

The boundaries of the SDCP Village C include the proposed Lot J project and the approved Sunridge Park project. Village C (as approved by Sacramento County) included a total of 445.6 acres, including 1,557 low-density residential units on 340 acres, 240 medium-density residential units on 12 acres, and 110 residential units within the commercial/office designation, as well as 60 acres of commercial and office use, 22.6 acres of parks and recreation, and 11.1 acres of elementary school. Together, Lot J and Sunridge Park projects would include 264.5 acres of low-density residential and 1,315 units, 2 acres of commercial, 17.3 acres of parks and recreation and a 10-acre elementary school, as well as a 6.4-acre wetland preserve, a 10-acre SMUD substation, and 14 acres of detention for a total of 324 acres. This would leave 75 acres of low-density residential, 12 acres of medium-density residential, 60 acres of commercial, and 5.3 acres of parks within the Village C boundaries on the Preserve at Sunridge project site (e.g., north of Chrysanthy Boulevard). However, the exact acreages and unit counts are impossible to allocate within this alternative due to the land use changes that have occurred since the Sunrise Douglas Community Plan was approved in 2002.

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The boundaries of the SDCP Village F include a portion of the proposed SunCreek Specific Plan. Village F (as approved by Sacramento County) included 540 acres, including 1,756 low-density residential units on 424.2 acres, 216 medium-density residential units on 10.8 acres, 33 acres of commercial and office, 12 acres of parks and recreation, and a 60-acre junior and senior high school site. The portion of the proposed SunCreek Specific Plan that falls within Village F includes approximately 207 low-density residential units on 46 acres, 220 medium-density residential units on 11 acres, 26.6 acres of wetland preserve, and a 77-acre junior and senior high school site. This would leave 334 acres of low-density residential and 12 acres of park in the Village F boundaries on the Preserve at Sunridge project site (e.g., south of Chrysanthy Boulevard). However, as noted below, the exact acreages and unit counts are impossible to allocate within this alternative due to the land use changes that have occurred since the Sunrise Douglas Community Plan was approved in 2002.

The No Project: Approved Sunrise Douglas Community Plan Alternative includes the remainder of the acreages and unit counts specified by the SDCP for Villages C and F; however, several things have changed since the Sacramento County Board of Supervisors approved the Sunrise Douglas Community Plan in 2002. The U.S. Army Corps of Engineers has required on-site wetland preserves on Sunridge Park and the proposed SunCreek Specific Plan. SMUD has required a 10-acre substation on the Sunridge Park site. Additionally, the Elk Grove Unified School District has required an 11-acre school on the Preserve at Sunridge project site and an elementary school site on the Sunridge Park site. Therefore, this alternative is not an exact representation of the approved SDCP. This alternative includes 1,286 low-density residential units on 272 acres, 240 medium-density residential units on 12 acres, 110 residential units within the commercial and offices area, 60 acres of commercial and office uses, 17.3 acres of parks and recreation, 23 acres of detention, an 11-acre elementary school site, 35 acres of utility corridor, and 99.5 acres of roads. This alternative also includes the realignment of Morrison Creek into the utility corridor.

Alternative 3 - Aquatic Resource Habitat Alternative: In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps of Engineers (collectively referred to as the "Agencies") met to formulate a Conceptual-Level Strategy for Avoiding, Minimizing, and Preserving Aquatic Resource Habitat in the Sunrise Douglas Community Plan Area (Conceptual Level Strategy). The intended result of the effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts of the waters of the U.S., including wetlands and vernal pools, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. (It should be noted that the Conceptual Level Strategy is not an adopted plan, has no regulatory standing and is intended as a planning tool by the participating agencies.) The Conceptual Level Strategy also sought to ensure that a viable South Sacramento County Habitat Conservation Plan (HCP) could be developed given that a large proportion of vernal pool habitat under consideration by the HCP lies within the Sunrise Douglas Community Plan area. Although Morrison Creek has been modified downstream in the adjacent Anatolia project and further downstream by Tiechert, Inc. mining operations, the portion of Morrison Creek within the project site is considered the headwaters of the system and, therefore, contains unique function and value. The Aquatic Resource Habitat Alternative would include a larger wetland preserve area than the proposed project. This alternative would increase the wetland preserve acreage from approximately 92.4 acres (for the proposed project) to approximately 225.0 acres of aquatic resources habitat along the existing Morrison Creek alignment. This alternative would keep the "Town Center" portion of the site unchanged as compared with the proposed project, remaining at approximately 17 acres. The expanded wetland preservation/open space portion of the site would comprise nearly 42.5 percent of the entire site. The preserve area boundaries roughly follow the watershed of the Morrison Creek tributary. Parks would be expanded to 37.3 acres. The detention basin at the northern corner of the site would be eliminated and the basin

to the south of the Town Center would be reduced to approximately six acres. The school site would be 11 acres, like the proposed project; however, the site would be constructed south of Chrysanthy Boulevard. The residential dwelling total for this alternative would be 2,003 units on approximately 178.7 acres based on the density ranges in RD-5, RD-7, RD-10, RD-15 and RD-30. There would be one 27-acre neighborhood park and three smaller parks serving the project.

The Aquatic Resource Habitat Alternative would have one roadway crossing (Chrysanthy Boulevard) through the open space/wetland preserve. A small portion of Morrison Creek in the western half of the project site southeast of the commercial center would be realigned to connect with the detention basin and the outfall to the Anatolia development. This alternative would also include a stormwater drainage channel within the utility corridor, which would collect stormwater runoff and summer flows. The channel would convey the project flows and offsite flows from projects north and northeast of the site to the detention basin, where it would be treated in the onsite detention basin before being released into the detention basin in Anatolia. This alternative would require the project to retain the natural flow regime and water quality including not altering baseline flows in the receiving waters, not allowing untreated discharges to occur into existing aquatic resources, and not using aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All stormwater flows generated on-site and entering preserve boundaries would be pre-treated to reduce urban contaminants.

Alternative 4 - Existing Morrison Creek Alternative: The Existing Morrison Creek Alternative features a redesign of land uses to keep the existing Morrison Creek corridor intact within the project site. This alternative would keep the natural regime of the Morrison Creek corridor intact with the creek channel remaining in its existing condition and not being realigned. As indicated above, Morrison Creek has been modified by other projects in the vicinity. However, the project site is considered the headwaters of Morrison Creek. This alternative attempts to protect its unique function and value. The "Town Center" portion and detention basin under this alternative would be similar to the proposed project (i.e., approximately 17 acres and 21 acres, respectively). This alternative would include residential development on approximately 241 acres. The elementary school site would remain 11 acres and parks would represent 36.6 acres of this alternative land plan. The wetland preserve/open space and creek buffer area for this alternative would include 103.9 of preserve area and an additional 22.8 acres of trail corridor, with a 150-foot buffer along the western edge of Morrison Creek providing a trail and passive recreation area and a 50-foot buffer along the eastern edge of Morrison Creek for a trail corridor.

Like the proposed project, this alternative would include approximately 20 acres of the existing power line corridor. This alternative would also include a stormwater drainage channel within the utility corridor, which would collect stormwater runoff and summer flows. The channel would convey the project flows and offsite flows from projects north and northeast of the site to the detention basin, where it would be conveyed to the onsite detention basin before being released into the detention basin in Anatolia. Because the downstream portion of Morrison Creek currently passes through the Anatolia detention basin before heading downstream, this alternative would require Morrison Creek to convey storm flows to an onsite detention basin located adjacent to the Anatolia project. This alternative would require the project to retain the natural flow regime and water quality including not altering baseline flows in the receiving waters, not allowing untreated discharges to occur into existing aquatic resources, and not using aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All stormwater flows generated on-site and entering preserve boundaries would be pre-treated to reduce urban contaminants.

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Alternative 5 – Blueprint Alternative: This alternative was designed for consistency with SACOG’s “Preferred Blueprint Scenario” which depicts a way for the Sacramento region to grow through the year 2050 based on the “Seven Principles of Smart Growth” – Transportation Choices, Housing Choices, Compact Development, Use of Existing Assets, Mixed Land Uses, Natural Resources Conservation, and Quality Design. SACOG has designated the project site as “medium-density, mixed residential” in the Blueprint. The SACOG Blueprint vision promotes compact mixed-use developments with more transit choices as alternatives to traditional low-density developments. Low-density developments may reduce site-specific environmental impacts; however, they can also be considered an inefficient use of finite land resources. Sacramento County has experienced substantial population and development growth over the past five years. Additional low-density development coupled with increasing market demand can result in development occurring on the urban periphery, with long-term consequence or more overall losses of habitat, open space, and agricultural lands. Under the Smart Growth principles, areas planned for future development are at higher densities. Because this alternative is consistent with SACOG’s Preferred Blueprint Scenario, it would result in more environmental impacts within the project site and in Rancho Cordova, including impacts to transportation and biological resources that might be avoided or lessened with a less compact development. However, this alternative would help to improve the regional transportation system and air quality by reducing the frequency and length of vehicle trips and making efficient use of scarce land resources. Additionally, Smart Growth principles suggest that developing a site with higher densities, while avoiding critical habitat (i.e., wetlands, vernal pools, etc.), would focus market demand for development into areas near existing development, infrastructure systems, and services.

This Blueprint Alternative would be implemented on a similar footprint as that of the proposed project. The assumptions used for this alternative are based on SACOG Places3 land uses assumptions and include approximately 40 percent (212 acres) of the overall acreage being dedicated to roads, infrastructure, schools, parks, and other public and quasi-public uses, which would reduce the developable acreage from 530.1-acres to 225.7 acres. The 212 acres would include an 11-acre elementary school site, 23.2 acres of detention basins, approximately 106 acres of roads (representing 20 percent of the project site), a 26.3-acre community park, 13.5 acres of neighborhood parks, a 20.2-acre utility corridor and 11.5 acres of other public and quasi-public uses. Additionally, due to the biological resources in the Community Plan area, SACOG assumes a 15 percent reduction of total developable acreage for environmental constraints (i.e., vernal pools). However, this alternative assumes a reduction of 17 percent for environmental constraints resulting in a wetland preserve of 92.4 acres, which is the same as the proposed project. Considering these land use assumptions, there would be approximately 225.7 acres of non-dedicated developable land for the implementation of this alternative.

The “medium-density, mixed residential” place type is broken out into 20 percent very-low-density residential (VLDR), 45 percent low-density residential (LDR), 20 percent medium-density residential (MDR), 10 percent medium high-density residential (MHDR), and five percent commercial. It also assumes that five percent of the VLDR and LDR lots would have accessory dwelling units. The total dwelling unit yield for this alternative would be 2,151 units, including 181 units of very low density residential (VLDR), 812 units of low-density residential (LDR), 546 units of medium-density residential (MDR), and 562 units of medium- to high-density residential (MHDR). This alternative also assumes 50 accessory units on the VLDR and LDR lots. The average density for this alternative would be approximately 9.8 du/ac, which is the same as the proposed project. However, this alternative assumes less residential acreage and units than the proposed project. Similarly, the commercial acreage of this alternative would be less than the proposed project at 11.3 acres versus 17 acres.

Like the proposed project, this alternative would include a stormwater drainage channel within the utility corridor to collect and convey stormwater runoff and summer flows. The runoff and summer flows from projects north and northeast would be conveyed through this drainage channel to the on-site retention basin and ultimately be released into the detention basin in the Anatolia development.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2.0-1 displays a summary of impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all project-level mitigation measures, refer to Sections 4.1 through 4.12 of this EIR.

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**TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 4.1.1 Implementation of the project would place urbanized land uses in a rural area.	LS	None required.	LS
Impact 4.1.2 Implementation of the proposed project may result in incompatibilities between existing and planned land uses in the vicinity of the project site.	LS	None required.	LS
Impact 4.1.3 Implementation of the proposed project may conflict with applicable General Plan Land Uses Designations.	LS	None required.	LS
Impact 4.1.4 Implementation of the project may conflict with adopted General Plan policies.	LS	None required.	LS
Impact 4.1.5 The project may conflict with the City's Zoning Code.	LS	None required.	LS
Impact 4.1.6 The Preserve at Sunridge project may conflict with habitat conservation plans in the area.	LS	None required.	LS
Impact 4.1.7 The proposed project would contribute to approved and planned urban development of the southern portion of the City as well as urbanization within the unincorporated portion of Sacramento County that would result in the conversion of open space and agricultural lands.	LCC	None Required.	LCC

*N – No Impact
LS – Less Than Significant*

*PS - Potentially Significant
S - Significant*

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*LCC – Less than Cumulatively Considerable
CC – Cumulatively Considerable*

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
Population/Housing/Employment				
Impact 4.2.1	Implementation of the Preserve at Sunridge project would not result in population and housing increases that exceed regional population and growth projections.	LS	None required.	LS
Impact 4.2.2	Implementation of the proposed project would result in cumulative population and housing unit increases.	LCC	None required.	LCC
Human Health/Risk of Upset				
Impact 4.3.1	Implementation of the proposed project would include the transportation, use and disposal of limited amounts of hazardous materials, which may result in adverse human health and safety impacts.	LS	None required.	LS
Impact 4.3.2	Uses associated with the airport may expose people on the ground to excessive noise as well as expose aircraft to hazards from the ground.	LS	None Required.	LS
Impact 4.3.3	The proposed project may expose people or property to the risk of wildland fires.	LS	None required.	LS
Impact 4.3.4	Hazardous materials in limited amounts would be used during construction and operational activities for the project, which may expose students, faculty and staff at the elementary school to toxic emissions.	LS	None required.	LS
Impact 4.3.5	Due to past activities in the area, the potential for exposure to contaminated groundwater exists.	PS	MM 4.3.5 The proposed project site shall be specifically inspected for water supply wells, septic tanks, leach lines, and cisterns.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>All water supply wells shall be properly destroyed via the well abandonment procedures of the County Environmental Health Division. All septic tanks, leach lines, and cisterns shall be located, removed, and backfilled in accordance with the recommendations of a qualified geotechnical engineer.</p> <p>Timing/Implementation: Prior to the approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department and the Sacramento County Environmental Health Department.</p>	
<p>Impact 4.3.6 Implementation of the project may expose people to hazardous containing materials and/or soil contamination.</p>	<p>PS</p>	<p>MM 4.3.6a The abandoned water tank, associated truck bed, and all debris, trash, discarded, and/or out-of-operation items shall be removed from the project site and properly disposed of or recycled off-site.</p> <p>Timing/Implementation: Prior to grading, excavation, and site preparation activities.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p> <p>MM 4.3.6b If USTs are discovered during site preparation activities, procedures to remove the tank shall be undertaken in accordance with City of Rancho Cordova and EMD standards and regulations. Development of the site shall not commence until the site is deemed remediated and clear of USTs, for development by the City in consultation</p>	<p>LS</p> <p>LS</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		with the EMD. Timing/Implementation: Ongoing during all grading, excavation, and site preparation activities. Enforcement/Monitoring: City of Rancho Cordova Planning Department and the Sacramento County Environmental Management Department.	
Impact 4.3.7 PCB-containing transformers have the potential to pose a health and safety risk to people in the vicinity of the proposed project.	LS	None required.	LS
Impact 4.3.8 Implementation of the proposed project would involve potential hazard issues that would be limited to the project site and would not contribute to cumulative hazards in the City or region.	LCC	None required.	LCC
Transportation and Circulation			
Impact 4.4.1 Implementation of the project under Baseline conditions would result in the worsening of already deficient LOS and/or an increase of 0.05 or greater of the volume-to-capacity ratio on deficiently operating roadways located within the project area.	S	MM 4.4.1a Widen Femoyer Street from one to two lanes in each direction between International Drive and Mather Boulevard, construct Mather Boulevard between Femoyer Street and the planned extension of Zinfandel Drive (south of the Villages of Zinfandel development) as a four-lane roadway, and construct Zinfandel Drive as a four-lane roadway from Mather Boulevard to Douglas Road. This improvement will provide LOS D or better operations. Timing/Implementation: The project's fair-share participation in this improvement	LS (Ultimately) SU (Short Term)

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as Implementation/construction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.1b</p> <p>Widen the segment of Douglas Road between the planned extension of Zinfandel Drive (referenced in MM 4.4.1a) and Sunrise Boulevard from one to two lanes in each direction. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as</p>	<p>LS (Ultimately)</p> <p>SU (Short Term)</p>

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		<p>implementation/construction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.1c</p> <p>Construct improvements identified in mitigation measures MM 4.4.1a and MM 4.4.1b and construct the Zinfandel Drive Extension between International Drive and Mather Boulevard as a four-lane roadway. This improvement will reduce the daily traffic volume on the segment of Sunrise Boulevard between Folsom Boulevard and White Rock Road by about 1,700 vehicles per day, which would reduce the V/C ratio to within the 0.05 of the V/C ratio under "No Project" conditions, which would satisfy the City's significance threshold for roadways. However, the LOS would remain at E.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.1d</p> <p>Widen the segment of Sunrise Boulevard between Kiefer Boulevard and SR-16 from one to two lanes in each direction. This improvement will provide LOS D or better operations.</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	<p>LS (Ultimately)</p> <p>SU (Short Term)</p>
<p>Impact 4.4.2 Implementation of the project will cause in the worsening of already deficient LOS and/or an increase of 0.05 volume-to-capacity ratio at signalized intersections or a 5 second or greater delay at unsignalized intersections at study intersections under Baseline conditions resulting in a significant impact.</p>	<p>S</p>	<p>MM 4.4.2a Widen the northbound and southbound approaches to the SR 16/Excelsior Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>coordinated with Caltrans and Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2b</p> <p>Install a traffic signal at the SR 16/Eagles Nest Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2c</p> <p>Widen the northbound and southbound approaches to the SR 16/Grant Line Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this</p>	<p>SU</p> <p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2d</p> <p>Install a traffic signal at the Douglas Road/Grant Line Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2e</p> <p>Widen Sunrise Boulevard between Douglas Road and just south of Chrysanthy Boulevard (to provide transition from the six and four-lane sections) from two to three lanes in each directions and widen the northbound, southbound, eastbound, and westbound approaches to the Douglas Road/Sunrise Boulevard intersection to provide the following lane configurations:</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach • Two left-turn lane, three through lanes, and one right-turn lane on the southbound approach • Two left-turn lane, two through lanes, and one right-turn lane on the eastbound approach • Two left-turn lanes, one through lane, a shared through/right-turn lane, and one right-turn lane on the westbound approach <p>This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2f Implement Mitigation Measures MM 4.4.1a, MM4.4.1b, and MM4.4.1c and construct the extension of International Drive between Kilgore Road and Sunrise Boulevard as a four-lane roadway. This improvement would require installation of a traffic signal and widening of Sunrise</p>	<p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Boulevard to accommodate two left-turn pockets on the northbound approach and a separate right-turn lane on the southbound approach. This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.2g</p> <p>Install a traffic signal and widen the northbound approach to provide an exclusive left-turn lane and a through lane. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		Cordova Public Works Department.	SU
<p>Impact 4.4.3 Implementation of the project will exacerbate unacceptable LOS conditions along the Sunrise Boulevard corridor in excess of the 6,500 residential building lot threshold set forth in Zoning Condition 48 associated with the Sunridge Specific Plan.</p>	S	<p>MM 4.4.3 The project applicant shall participate with the City in the development of roadway capacity improvements for the Sunrise Boulevard corridor, which may include a combination of roadway improvements analyzed in Scenarios 1 through 6 of the Draft EIR as well as other additional roadway improvements that may be identified in the City's traffic improvement phasing study</p> <p>Timing/Implementation: The project's fair-share participation in these improvements and the associated timing/phasing of these improvements and potential phasing of project site development shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	SU
<p>Impact 4.4.4 Implementation of the project will exacerbate unacceptable operations on eastbound and westbound US-50 under Baseline conditions.</p>	S	<p>MM 4.4.4 Implement the following improvements to the US-50 corridor:</p> <ul style="list-style-type: none"> • Installation of ramp metering on the Mather Field Road and Zinfandel 	SU

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Drive eastbound loop on-ramps.</p> <ul style="list-style-type: none"> • Installation of ramp metering on the Mather Field Road Zinfandel Drive eastbound direct on-ramp. • Construction of an auxiliary lane prior to the Mather Field Road eastbound off-ramp. • Construction of an auxiliary lane after the Mather Field Road eastbound direct on-ramp. • Construction of an auxiliary lane after the Zinfandel Drive eastbound direct on-ramp. • Coordination of traffic signal timing at freeway interchanges with adjacent City intersections to minimize impact of vehicles queue spillback onto US-50. • Construction of various parallel facilities to US-50 including improvements to SR 16, the extension of International Drive to Sunrise Boulevard, and the extension of Kiefer Boulevard to Sunrise Boulevard. • The extension of HOV lanes from Sunrise Boulevard to Downtown Sacramento (or an interim project to Watt Avenue). • HOV enhancements to existing interchanges such as bypass lanes at 	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>existing metered on-ramps.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County (as necessary).</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	
<p>Impact 4.4.5 Implementation of the project will increase demand for transit service in the City of Rancho Cordova.</p>	<p>PS</p>	<p>MM 4.4.5 The project shall participate in capital improvements for transit service as well as operational services.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Regional Transit (as necessary).</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	<p>LS</p>
<p>Impact 4.4.6 Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.4.7 Implementation of the project under Interim Year (2014) conditions would result in the worsening of already deficient LOS and/or</p>	<p>S</p>	<p>MM 4.4.7 Widen Sunrise Boulevard from White Rock Road to just south of Douglas Road from two to three lanes in each direction. This</p>	<p>LS (Ultimately)</p>

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>an increase of 0.05 or greater of the volume-to-capacity ratio on deficiently operating roadways located within the project area.</p>		<p>improvement would require modification to the Sunrise Boulevard/Douglas Road intersection. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/con-struction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	<p>SU (Short Term)</p>
<p>Impact 4.4.8 Implementation of the project in the worsening of already deficient LOS and/or an increase of 0.05 volume-to-capacity ratio at signalized intersections or a 5 second or greater delay at unsignalized intersections at under Interim Year (2014) conditions resulting in a significant impact.</p>	<p>S</p>	<p>MM 4.4.8a Widen the eastbound approach to the Grant Line Road/Sunrise Boulevard intersection and construct a second eastbound to northbound left-turn lane. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>MM 4.4.8b</p> <p>this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>Install a traffic signal at the Grant Line Road/Kiefer Boulevard intersection with protected left-turn phasing on all approaches. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.8c</p> <p>Install a traffic signal at the Douglas Road/Grant Line Road intersection as identified under Mitigation Measure MM 4.4.2d and widen the northbound and southbound approaches to include the following lane configurations:</p> <ul style="list-style-type: none"> • One left-turn lane and a separate through lane on the northbound approach • One right-turn lane and a separate through lane on the southbound 	<p>SU</p> <p>SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>approach.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.8d</p> <p>In addition to the improvements identified in under Mitigation Measures MM 4.4.2e, the westbound approach of the Douglas Road/Sunrise Boulevard intersection shall consist of two left-turn lanes, two through lanes, and one right-turn lane.</p> <p>This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.8e</p> <p>In addition to the improvements identified under mitigation measures MM 4.4.1a, MM 4.4.1b and MM 4.4.1c and MM 4.4.2f,</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>widen the northbound and eastbound approaches to the Sunrise Boulevard/International Drive intersection to include the following lane configurations:</p> <ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach • One left-turn lane, one through lane, and two right-turn lanes on the eastbound approach <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	SU
<p>Impact 4.4.9 Implementation of the project will exacerbate unacceptable operations on eastbound and westbound US-50 under Interim Year (2014) conditions.</p>	S	Implementation of Mitigation Measure MM 4.4.4.	SU
<p>Impact 4.4.10 Implementation of the project will increase demand for transit service in the City of Rancho Cordova under Interim Year (2014) conditions.</p>	PS	Implementation of Mitigation Measure MM 4.4.5.	LS

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.4.11 Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova under Interim Year (2014) conditions.	LS	None required.	LS
Impact 4.4.12 Implementation of the project result in the worsening of already deficient LOS and/or an increase of 0.05 or greater of the volume-to-capacity ratio on deficiently operating roadways as well as trigger some roadways to exceed the City's LOS D standards located within the project area under Cumulative (Year 2030) Conditions with both the Hazel Avenue Extension Scenarios.	S	<p>MM 4.4.12a Construct the extension of Hazel Avenue from US-50 to Grant Line Road to a width of two lanes each way as a four-lane facility. This improvement lies outside the City of Rancho Cordova. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.12b Widen the segment of Douglas Road (from Sunrise Boulevard to Jaeger Road) from two to three lanes in each direction. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these</p>	<p>SU</p> <p>LS (Ultimately)</p> <p>SU (Short Term)</p>

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		<p>improvements shall be in place prior to LOS E operational conditions</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.12c</p> <p>Widen the segment of Chrysanthy Boulevard (Jaeger Road to Americanos Boulevard) from two to three lanes in each direction. This improvement will provide LOS D or better operations. This mitigation measure may not ultimately required if additional traffic analysis associated with the City of Rancho Cordova Interim General Plan Circulation Plan in the project area determine that this additional widening is unnecessary to maintain LOS D or better conditions.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>MM 4.4.12d Widen Grant Line Road from one to two lanes each way between Sunrise Boulevard and SR 16 and between Douglas Road and White Rock Road and implement Mitigation Measure MM 4.4.12a. This improvement would reduce the impact of the project on Sunrise Boulevard corridor; however, the LOS would remain F.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.12e Widen the segment of Jaeger Road (from White Rock Road to Douglas Road) from two to three lanes in each direction. This improvement will provide LOS D or better operations.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement. However, these improvements shall be in place prior to LOS E operational conditions.</p> <p>Enforcement/Monitoring: City of Rancho</p>	<p>SU</p> <p>LS (Ultimately)</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>MM 4.4.12f</p> <p>Cordova Public Works Department.</p> <p>Widen Jaeger Road (from Douglas Road to Chrysanthy Boulevard) from two to three lanes in each direction. This improvement would not improve the operation of the Sunrise Boulevard corridor.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	<p>SU</p> <p>(Short Term)</p> <p>SU</p>
<p>Impact 4.4.13 Implementation of the project will result in the worsening of already deficient LOS, an increase of 0.05 volume-to-capacity ratio at signalized intersections, cause a 5 second or greater delay at unsignalized intersections as well as trigger some intersections to exceed the City’s LOS D standards at study area intersections under Cumulative (Year 2030) Conditions with both the Hazel Avenue Extension Scenarios.</p>	<p>S</p>	<p>MM 4.4.13a</p> <p>Widen the eastbound approach to the SR-16/Excelsior Road intersection and provide two eastbound to northbound left-turn lanes, which would require widening a Excelsior Road north of SR-16 to provide a lane transition from two to one lane. This improvement would reduce the impact of the project at this intersection and provide LOS D operations. This intersection lies outside the City of Rancho Cordova city limits.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement. Improvements to</p>	<p>LS</p> <p>(Ultimately)</p> <p>SU</p> <p>(Short Term)</p> <p><u>SU</u></p>

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2.0 EXECUTIVE SUMMARY

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		<p>this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13b Associated with the implementation of Mitigation Measures MM 4.4.2d and MM 4.4.8c, provide a protected left-turn phasing on the northbound approach at the Douglas Road/Grant Line Road intersection. This improvement would reduce the impact of the project at this intersection and provide LOS B operations.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13c In addition to implementation of Mitigation Measures MM 4.4.12a and d, construct an at-grade intersection enhancements (e.g., three separate left-turn lanes and two separate right-turn lanes). This improvement would improve operations at the intersection; however, the LOS would remain F during the AM and PM peak hours with V/C ratios near 2.00 during the PM peak hour.</p>	<p>SU</p>

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		<p>MM 4.4.13d</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>In addition to the implementation of the intersection improvements identified under Mitigation Measure MM 4.4.8e, the eastbound approach of the Sunrise Boulevard/International Drive intersection shall be modified to consist of two left-turn lanes, a shared through/right-turn lane, and one right-turn lane on the eastbound approach.</p> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p>MM 4.4.13e</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>In addition to the implementation of Mitigation Measure MM 4.4.12b, construct the following lane configurations at the intersection:</p>	<p>SU</p> <p>SU</p>

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		<ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and one right-turn lane on all approaches. <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F. The addition of a second eastbound right-turn lane would provide LOS D operations during the PM peak hour; however, the second right-turn lane would increase pedestrian crossing distance.</p> <p>Timing/Implementation: The project’s fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project’s development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13f In addition to the implementation of Mitigation Measure MM 4.4.12b, construct the following lane configurations at the Douglas Road/Americanos Boulevard intersection:</p> <ul style="list-style-type: none"> • Two left-turn lanes, two through lanes, and one right-turn lane on the northbound and southbound approaches • Two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach 	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and two right-turn lane on the westbound approach • Widening of Douglas Road east of Americanos Boulevard to accommodate a lane transition from six to four lanes • The addition of three northbound and southbound through lanes with transition to four lanes. <p>Intersection operations would be improved to LOS E.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13g In addition to the implementation of Mitigation Measures MM 4.4.12a and d, widen the westbound approach to provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> • Three through lanes and one right-turn lane on the northbound approach • Two left-turn lanes and three through lanes on the southbound approach • Two left-turn lanes and two right-turn 	<p>SU</p>

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		<p>lanes on the westbound approach</p> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F during the AM peak hour and LOS E during the PM peak hour.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13h</p> <p>In addition to the implementation of Mitigation Measure MM 4.4.12e, provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches • Two left-turn lanes, two through lanes, and one right-turn lane on the eastbound and approach • Two left-turn lanes, two through lanes, and two right-turn lanes on the westbound approaches <p>This improvement would require widening</p>	<p>SU</p>

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		<p>Jaeger Road south of Chrysanthy Boulevard to accommodate a lane transition from six total lanes to four total lanes. The intersection would operate at LOS C with this improvement.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13i</p> <p>Widen White Rock Road from one lane in each direction to three lanes in each direction to the east and west of the Jaeger Road/White Rock Road intersection and provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> • Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches • Two left-turn lanes, three through 	<p>LS (Ultimately) SU (Short Term)</p>

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		<p>lanes, and two right-turn lanes on the eastbound and westbound approaches</p> <p>This improvement would also require improvements at the Americanos and Grant Line Road intersection to accommodate the number of through lanes on White Rock Road. This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.4.13j</p> <p>In addition to the implementation of Mitigation Measure MM 4.4.12d, the following lane configurations shall be made at the Grant Line Road/Sunrise Boulevard intersection:</p> <ul style="list-style-type: none"> • One left-turn lane, one through lane, and one shared through/right-turn lane on the westbound approach. <p>This improvement would provide operations of LOS D or better.</p> <p>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project</p>	<p>SU</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	SU
<p>Impact 4.4.14 Implementation of the project will exacerbate unacceptable operations on eastbound and westbound US-50 under cumulative conditions.</p>	S	Implementation of Mitigation Measure MM 4.4.4.	SU
<p>Impact 4.4.15 Implementation of the project will increase demand for transit service in the City of Rancho Cordova under cumulative conditions.</p>	S	Implementation of Mitigation Measures MM 4.4.5.	LS
<p>Impact 4.4.16 Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova under cumulative conditions.</p>	LS	None required.	LS

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Noise			
Impact 4.5.1	Project-related increases in near-term traffic noise levels are predicted to be less than 3 dB Ldn on project area roadways.	None required.	LS
Impact 4.5.2	The commercial land uses associated with the project may generate noise levels in excess of City standards.	<p>MM 4.5.2a The project's commercial uses shall incorporate the best available practices/technology to ensure that the rooftop mechanical equipment is shielded from proposed residential uses or placed within equipment rooms to avoid exceedance of applicable City noise standards illustrated in Table 4.5-3.</p> <p>Timing/Implementation: Prior to the issuance of building permits.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning and Public Works Departments.</p> <p>MM 4.5.2b Mechanical equipment associated with the proposed grocery store food cold storage, all air conditioning systems for the smaller uses, and the rooftop mechanical equipment constructed for the proposed grocery store shall be located within equipment rooms, acoustical enclosures, or shielded from view of adjacent residential uses by use the best available practices/technology to ensure applicable noise standards (see Table 4.5-3) are not exceeded.</p> <p>Implementation of this measure shall carry through Design Review.</p> <p>Timing/Implementation: Prior to the</p>	<p>LS</p> <p>LS</p>

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		<p>issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Department.</p> <p>MM 4.5.2c</p> <p>The commercial loading dock associated with the proposed grocery store shall be relocated at a distance from the nearest proposed residences not to exceed the noise standards identified in Table 4.5-3; or</p> <p>The commercial loading dock associated with the proposed grocery store shall be shielded from view of the nearest residences by intervening commercial structures; or</p> <p>The commercial loading dock area shall be shielded from view from nearby proposed residences by a solid noise barrier 8 feet in height. The identified location for such a barrier is shown on the conceptual site plan for the commercial area on Figure 4.5-3.</p> <p>Implementation of this measure shall carry through Design Review.</p> <p>Timing/Implementation: Prior to the issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Department.</p> <p>MM 4.5.2d</p> <p>Commercial deliveries within 100 feet of</p>	<p>LS</p>

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		Occupancy. Enforcement/Monitoring: Rancho Cordova Planning Department.	
Impact 4.5.3 Implementation of the project would result in the placement of residences in close proximity to the school and parks. Activities at these facilities may exceed noise level standards.	LS	None required.	LS
Impact 4.5.4 Project construction activities could generate noise levels in excess of established noise standards.	PS	MM 4.5.4 The following specifications shall be required for all construction contractors and are applicable to all construction activities: <ul style="list-style-type: none"> • Construction activities involving heavy equipment (e.g., trenching, grading, bobcats, jackhammers, etc.) shall be prohibited on Sundays and federal holidays and limited to hours in accordance with the Rancho Cordova standards listed in Table 4.5-3 (7 a.m. to 10 p.m.) Monday – Saturday; and • All fixed construction equipment (e.g., compressors, generators, mixers, etc.) shall be located as far as feasibly possible from existing developments and potential sensitive receptors; and • All intake and exhaust ports on power construction equipment and impacts tools shall be equipped with the latest noise muffling technology; and • All internal combustion construction equipment shall be tuned and in 	SU

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		<p>proper operating condition.</p> <p>Timing/Implementation: Prior to approval of grading and improvement plans and on-going during all construction activities.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Department.</p>	
<p>Impact 4.5.5 The project would include residences and other land uses, which may be adversely affected by Mather Airport Operations.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.5.6 Cumulative traffic noise levels on the roadways adjacent to or within the project area may adversely impact future noise-sensitive development within the project area.</p>	<p>S</p>	<p>MM 4.5.6a Outdoor activity areas (backyards or patio areas) of the residences proposed adjacent to Jaeger Road and Chrysanthy Boulevard shall be located on the opposite side of the residence from the roadway (thereby having the residential structure shield the sensitive outdoor areas from excessive traffic noise); or</p> <p>A solid noise barrier should be constructed adjacent to these individual outdoor activity areas to intercept line of sight to the adjacent roadway noise sources.</p> <p>The project applicant shall demonstrate compliance with City noise standards under either of the above options.</p> <p>Timing/Implementation: Prior to the issuance of building permits.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Departments.</p> <p>MM 4.5.6b Mechanical ventilation (air conditioning)</p>	<p>LS</p>

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>shall be provided for all residences located within this development to allow occupants to close doors and windows as desired to achieve acoustical isolation.</p> <p>Timing/Implementation: Prior to the issuance of building permits.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Department.</p> <p>MM 4.5.6c</p> <p>All bedroom windows of the residences constructed adjacent to Jaeger Road from which the roadway is visible shall have a minimum Sound Transmission Class (STC) rating of 30. If sound walls are constructed to mitigate first floor noise levels, this measure would only be applicable to second floor areas of these residences.</p> <p>Timing/Implementation: Prior to the issuance of building permits.</p> <p>Enforcement/Monitoring: Rancho Cordova Planning Department.</p>	<p>LS</p> <p>LS</p>
Impact 4.5.7 Project-related traffic noise level increases under cumulative conditions would not substantially alter projected cumulative conditions.	LCC	None required.	LCC
Air Quality			
Impact 4.6.1 Implementation of the proposed project would result in temporarily increased Particulate Matter levels in the immediate vicinity during	S	MM 4.6.1a The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment	SU

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construction.		<p>found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, 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 monthly summary of the visual survey results shall be submitted 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 supercede other SMAQMD or state rules or regulations.</p> <p>Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:</p> <ul style="list-style-type: none"> • Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts. • Keep soil moist at all times. • Maintain at least two feet of freeboard (i.e., the minimum required space 	

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		<p>between the top of the load and the top of the trailer).</p> <ul style="list-style-type: none"> • Use emulsified diesel or diesel catalysts on applicable heavy-duty construction equipment. • Water soil piles three times daily. <p>Timing/Implementation: Prior to approval of any plans or permits and throughout construction activities.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department/ SMAQMD.</p> <p>MM 4.6.1b</p> <p>Applicant shall pay SMAQMDs off-site construction mitigation fees (amount to be determined by SMAQMD upon approval of Air Quality Plan.</p> <p><u>In order to fully mitigate the construction related emissions, applicant shall pay SMAQMD an off-site mitigation fee as specified in the construction mitigation spreadsheet, which is attached in Appendix 4.6</u></p> <p>Timing/Implementation: Prior to ground disturbance.</p> <p><u>Timing/implementation: The fee will be paid in total or as tentative maps get approved prior to issuance of any grading permit and/or ground disturbance.</u></p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department/ SMAQMD.</p>	<p>SU</p>

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<p>Impact 4.6.2 Construction activities associated with the proposed project would result in temporarily increased Nitrogen Oxide Emissions greater than the SMAQMD threshold of 85 pounds per day.</p>	<p>S</p>	<p>MM 4.6.2 The project shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and the project sponsor shall submit to 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 any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected 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. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>Timing /Implementation: Prior to ground disturbance and throughout construction activities. SMAQMD verification that the</p>	<p>SU</p>

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		<p>project is in substantial compliance with this measure shall be submitted to the City of Rancho Cordova Planning Department prior to approval of all project plans and permits.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department/ SMAQMD.</p>	
<p>Impact 4.6.3 Project traffic would result in an increase in carbon monoxide concentrations.</p>	LS	None required.	LS
<p>Impact 4.6.4 Development of the project would result in increases in emission of both ozone precursors.</p>	S	<p>No available mitigation measures.</p> <p>MM 4.6.4 <u>The proponent shall implement the revised Air Quality Mitigation Plan, endorsed by SMAQMD, as included in Appendix 4.6 of the Final EIR. The revised Air Quality Mitigation Plan will serve as partial mitigation for the operational emissions of the project.</u></p> <p><u>Timing/Implementation: Through all phases of the project.</u></p> <p><u>Enforcement/Timing: The City of Rancho Cordova Planning Department/SMAQMD.</u></p>	SU
<p>Impact 4.6.5 The project would include an elementary school site, which will be a sensitive receptor.</p>	LS	None required.	LS
<p>Impact 4.6.6 Existing and future land use conditions in the Sacramento Valley Air Basin would result in cumulative impacts to</p>	CC	Implementation of mitigation measure MM 4.6.4 would reduce project impacts by a minimum of 15 percent. There are no available mitigation measures that could reduce	CC

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air quality.		regional emissions by the 82 percent that would be required.	
Hydrology			
Impact 4.7.1 Construction and operation of the proposed project may adversely affect groundwater quality in the project's vicinity.	LS	None required.	LS
Impact 4.7.2 Implementation of the project would substantially increase the amount of impervious surface on the project site, which may degrade long-term water quality from the deposition of urbanized pollutants (i.e., fuels, solvents, etc.) into surface watercourses.	PS	<p>MM 4.7.2a The proposed project shall provide stormwater quality source and treatment measures consistent with the requirements of Volume 5 of the City/County Drainage Manual and the City's joint NPDES Permit (NPDES No. CAS082597). Specifically, details regarding Best Management Practices (BMPs) to be utilized shall be provided that demonstrate that storm water discharges would not result in pollutant levels or concentrations that would violate the provisions of the City's NPDES Permit and would not have a detrimental effect on aquatic/biological resources associated with Morrison Creek. The final design of such source and treatment control measures shall be subject to the approval of Rancho Cordova Public Works Department.</p> <p>Timing/Implementation: Prior to approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.7.2b The project engineer shall consult with the City when designing the proposed water quality/detention basins, and the developer</p>	LS

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		<p>shall submit detailed water quality/detention basin designs and proposed plantings in and around the basins for review and approval prior to approval of the improvement plans.</p> <p>Timing/Implementation: Prior to approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM4.7.2c</p> <p>Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas as part of review and approval prior of the project grading and improvement plans. All required swales and strips shall be shown on relevant plans.</p> <p>Timing/Implementation: Prior to approval of improvement plans for each water quality facility.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p> <p>MM 4.7.2d</p> <p>All project storm drains shall provide a permanent storm drain message “No Dumping – Flows to Creek” or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place, adjacent to the inlet (for parking lots and areas without curbs).).</p>	<p>LS</p> <p>LS</p>

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		<p>This measure shall be included in relevant project plans.</p> <p>Timing/Implementation: A condition shall be included on improvement plans and the installation shall occur at the time the improvements are accepted for maintenance by the City.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	LS
<p>Impact 4.7.3 Implementation of the project would require the use of groundwater and surface water to meet the anticipated demands.</p>	LS	<p>MM 4.7.3 Prior to the approval of each final map, written commitment from Sacramento County Water Agency shall be provided that sufficient water supply capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of any necessary improvements to convey and treat the water supply. In addition, all required financing associated with water supply facilities shall be in place.</p> <p>Timing/Implementation: Prior to approval of each final map.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	LS
<p>Impact 4.7.4 Implementation of the proposed project would require extensive grading for site preparation for building pads and trenching for the placement of infrastructure.</p>	PS	<p>MM 4.7.4 The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best</p>	LS

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		<p>Management Practices (BMPs) which describes the site, erosion and sediment controls, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, water quality monitoring and reporting during storm events (which will be responsibility of the project applicant), corrective actions for identified water quality problems and non-storm water management controls. These measures included in the SWPPP shall ensure compliance with applicable regional, state and federal water quality standards. The SWPPP shall also be submitted to the City Public Works Department. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on each construction site. Additionally, the SWPPP shall ensure that all storm water discharges are in compliance with all current requirements of the RWQCB. All applicable BMPs shall be shown on project plans.</p> <p>Timing/Implementation: Prior to site disturbance and approval of preliminary grading plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</p>	
<p>Impact 4.7.5 Development of the Preserve at Sunridge project and the proposed realignment of the existing Morrison Creek corridor would increase</p>	<p>PS</p>	<p>MM 4.7.5 The project shall implement the improvements described in the "Final Master Drainage Study for the Sunridge Douglas Community Plan Area " (Final</p>	<p>LS</p>

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<p>drainage rates on the project site and may result in on-site and off-site drainage and flooding related impacts.</p>		<p>MDS) (Spink Corporation, October 16, 1998), as amended by the "Amendment to Final Master Drainage Study, Sunrise Douglas 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 and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek, to the satisfaction of the City Department of Public Works and the Sacramento 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 analysis which demonstrates that the phased improvements will reduce peak flows to at least pre-development levels and to the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.</p> <ul style="list-style-type: none"> • 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 	

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		<p>the realigned channel and associated detention basins shall be subject to the approval of the US Army Corps of Engineers.</p> <ul style="list-style-type: none"> Plans for design and construction of any joint-use park/detention facilities shall also be subject to the approval of the Park District. The project applicant shall demonstrate that the Interim and Ultimate Conditions drainage facilities described in the Final Storm Drainage Master Plan (Wood-Rogers, 2001), are consistent with 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 Final Master Drainage Study, Sunrise Douglas Community Plan Area" (Amendment) (MHM Engineers & Surveyors, October 19, 2001). Demonstration can be illustrated on plans and/or reports, which shall be reviewed and approved by the City. <p>Timing/Implementation: Prior to the approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning and Public Works Department.</p>	
<p>Impact 4.7.6 The project would contribute to water quality degradation in the watershed in</p>	<p>CC</p>	<p>Implementation of mitigation measures MM 4.7.2a through d</p>	<p>LCC</p>

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combination with regional development		and MM 4.7.4.	
Impact 4.7.7 The project, when considered with other development projects, would increase the demand for surface and groundwater supplies and would contribute to regional water supply impacts.	LCC	None required.	LCC
Impact 4.7.8 Implementation of the proposed project may adversely affect local and regional drainage.	CC	Implementation of Mitigation Measure MM 4.7.5 would require that the project's drainage flows not exceed peak flows, which would fully mitigate the project's contribution to cumulative drainage impacts.	LCC
Geology and Soils			
Impact 4.8.1 Implementation of the proposed project may expose people and structures to groundshaking as a result of fault activity.	LS	None required.	LS
Impact 4.8.2 Implementation of the project may place structures and future residents within areas of geologic instability.	LS	None required.	LS
Impact 4.8.3 Implementation of the proposed project in combination with reasonably foreseeable development would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific and not additive in character	LCC	None required.	LCC
Biological Resources			
Impact 4.9.1 Implementation of the proposed project will result in a direct loss of	S		

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<p>habitat and individuals of endangered, threatened, and rare animal species.</p>		<p>MM 4.9.1a <u>Prior to the approval of grading and improvement plans or prior to any ground-disturbing activities, whichever occurs first, the project applicant shall preserve, to the satisfaction of the City, suitable Swainson’s hawk foraging habitat to ensure 1:1 mitigation of habitat value for Swainson’s hawk foraging habitat lost as a result of the project, as determined by the City in consultation with DFG and a qualified biologist. The 1:1 habitat value shall be based on Swainson’s hawk nesting distribution and an assessment of habitat quality, availability, and use within the City’s Planning Area. If specific data for Rancho Cordova’s Swainson’s hawk habitat is not available at the time this mitigation measures is being implemented, the mitigation ratio shall be consistent with the 1994 California Department of Fish and Game Swainson’s Hawk Guidelines included in the “Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (Buteo swainsoni) in the Central Valley of California.” Such mitigation shall be accomplished through either the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area and within Sacramento County. The City, in consultation with DFG, will determine the</u></p>	<p>LS</p>

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		<p><u>appropriateness of the mitigation land. Prior to approval of such mitigation, the City shall consult with DFG regarding the appropriateness of the proposed mitigation. If mitigation is accomplished through conservation easement, then such easement shall ensure the continued management of the land to maintain Swainson's hawk foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and shall prohibit any activity which substantially impairs or diminishes the lands capacity as suitable Swainson's hawk habitat. The project applicant shall transfer said Swainson's hawk mitigation land, through either conservation easement or fee title, to a third party, non-profit conservation organization (Conservation Operator), with the City and DFG named as third party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt non-profit conservation organization meeting the criteria of Civil Code Section 815.3(a) and be selected or approved by the City, in</u></p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><u>consultation with DFG. The City, in consultation with DFG and the Conservation Operator, shall approve the content and form of the conservation easement. The City, DFG and Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement. The project applicant shall pay to the City an endowment fee, in an amount determined by the City, in consultation with DFG and the Conservation Operator, which will produce sufficient interest in perpetuity to operate, maintain, manage, and enforce such conservation easement. The endowment funds shall either be submitted to the City to be distributed to an appropriate third party non-profit conservation agency, or they shall be submitted directly to the third party non-profit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and DFG. If the Conservation Operator ceases to exist, the duty to hold, administer, manage, maintain and enforce the</u></p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

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		<p>interest shall be transferred to another entity acceptable to the City and DFG. The Rancho Cordova Planning Department shall ensure that mitigation habitat is properly established and is functioning as habitat by conducting regular monitoring of the mitigation site(s) for the first 10 years after establishment of the easement. The project applicant shall preserve 0.75 acre of similar Swainson's hawk foraging habitat for each acre lost, within a ten-mile radius of the subsequent project site. The current design therefore would require the permanent preservation of 341.18 acres of similar habitat within 10 miles of the project site. This land shall be protected through a fee title or conservation easement acceptable to the City after consultation with the California Department of Fish and Game. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title. The preserved 74.37 acres on site can be assumed to partially fulfill this requirement when the conservation easement for this area is established.</p> <p>or</p> <p>The project applicant may participate in a future City Swainson's Hawk Foraging Habitat Ordinance (once adopted) as an alternative to the measure above.</p>	

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><u>or</u></p> <p>The project applicant may participate in a future HCP (once adopted) as an alternative to the above measures.</p> <p>Timing/Implementation: Prior to approval of improvement and construction plans.</p> <p><u>Timing/Implementation: Prior to approval of grading and improvement plans and construction plans prior to any ground-disturbing activity.</u></p> <p><u>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</u></p> <p>MM 4.9.1b</p> <p>The project applicant shall mitigate the impacts to vernal pools and other seasonal habitats that supports vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p> <p>The applicant shall complete and implement a habitat mitigation and monitoring plan that will compensate for the loss of acreage, function and value of the impacted resources. The habitat mitigation and monitoring plan shall be consistent with guidance provided in "Programmatic Formal Endangered Species</p>	

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		<p>Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California” or provide an alternative approach that is acceptable to the City and accomplishes no net loss of habitat. Table 4.9-6 identifies the standards of the “Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California” and the potential resultant mitigation responsibility.</p> <p style="text-align: center;">TABLE 4.9-6 VERNAL POOL MITIGATION RESPONSIBILITY PRESERVE AT SUNRIDGE PROJECT AREA</p> <table border="1" data-bbox="1073 919 1717 1352"> <thead> <tr> <th data-bbox="1073 919 1228 1029">Mitigation Action</th> <th data-bbox="1228 919 1415 1029">Compensatory Rates</th> <th data-bbox="1415 919 1551 1029">Actual Impact Acreage</th> <th data-bbox="1551 919 1717 1029">Actual Mitigation Acreage</th> </tr> </thead> <tbody> <tr> <td data-bbox="1073 1029 1228 1211">Preservation of existing habitat</td> <td data-bbox="1228 1029 1415 1211">2 “wetted” acres to each “wetted” acre impacted</td> <td data-bbox="1415 1029 1551 1211">15.65 “wetted” acres <u>acres</u></td> <td data-bbox="1551 1029 1717 1211">31.30 “wetted” acres</td> </tr> <tr> <td data-bbox="1073 1211 1228 1352">Creation of new or restoration of non</td> <td data-bbox="1228 1211 1415 1352">1 “wetted” acres to each “wetted” acre impacted</td> <td data-bbox="1415 1211 1551 1352">15.65 “wetted” acres</td> <td data-bbox="1551 1211 1717 1352">15.65 “wetted” acres</td> </tr> </tbody> </table>	Mitigation Action	Compensatory Rates	Actual Impact Acreage	Actual Mitigation Acreage	Preservation of existing habitat	2 “wetted” acres to each “wetted” acre impacted	15.65 “wetted” acres <u>acres</u>	31.30 “wetted” acres	Creation of new or restoration of non	1 “wetted” acres to each “wetted” acre impacted	15.65 “wetted” acres	15.65 “wetted” acres	
Mitigation Action	Compensatory Rates	Actual Impact Acreage	Actual Mitigation Acreage												
Preservation of existing habitat	2 “wetted” acres to each “wetted” acre impacted	15.65 “wetted” acres <u>acres</u>	31.30 “wetted” acres												
Creation of new or restoration of non	1 “wetted” acres to each “wetted” acre impacted	15.65 “wetted” acres	15.65 “wetted” acres												

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Impact	Level of Significance Without Mitigation	Mitigation Measure				Resulting Level of Significance
		function-ing habitat				
		<p>The mitigation and monitoring plan shall include a schedule, be prepared in an annual report format and provide the following information:</p> <ul style="list-style-type: none"> • Target areas for creation, restoration and preservation. • A complete biological assessment of the existing resources on the target areas. • Specific creation and restoration plans for each target area. • Performance standards for success that will illustrate that the compensation ratios are met. <p>The applicant shall submit the proposed mitigation and monitoring plan to the City for endorsement prior to grading plan approval or any groundbreaking activity and engaging in mitigation activities (including mitigation land acquisition). The applicant shall ensure that sufficient upland habitat is present within the target areas for vernal pools and vernal pool complexes creation and restoration to provide ecosystem health. The land utilized to satisfy this mitigation measure shall be protected through a fee title or conservation easement acceptable to the City after consultation with the United States Fish and Wildlife Service.</p>				

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		<p>Additionally, the project applicant is responsible for the cost of the conservation easement or fee title and establishment of maintenance plan for mitigation areas. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five consecutive years.</p> <p>The applicant will not be required to complete mitigation measure 4.9.1b for features that are directly or indirectly affected by approved and permitted projects identified in the SDCP for which mitigation requirements have been completed.</p> <p>Timing/Implementation: Prior to approval of grading plans or any groundbreaking activity, whichever comes first and ongoing until performance standards are consistently for five years.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p>	
<p>Impact 4.9.2 Implementation of the proposed project will result in indirect adverse effects to the habitat and individuals of endangered, threatened, and rare animal species.</p>	<p>S</p>	<p>MM 4.9.2a The project applicant shall mitigate indirect impacts to vernal pools and other seasonal habitats that support vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p>	<p>LS</p>

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		<p>The applicant shall identify all vernal pool and seasonal wetland habitat within 250 feet of the construction activities of the project, or provide an alternative technical evaluation, in support of a less indirect impact distance, of the extent of indirectly affected vernal pool and seasonal wetland habitat that is acceptable to the City. The applicant shall preserve two “wetted” acres for each acre of indirectly affected habitat. The mitigation and monitoring plan identified with mitigation measure MM 4.9.1b shall address, in all elements, the required preservation acreage that will satisfy this mitigation measure. The applicant will not be required to complete this mitigation measure features that are directly or indirectly affected by approved and permitted projects identified in the SDCP for which mitigation requirements have been completed.</p> <p>Timing/Implementation Prior the approval of grading plans or any groundbreaking activity, whichever comes first.</p> <p>Enforcement/Monitoring City of Rancho Cordova Planning Department.</p> <p>MM 4.9.2b A standard set of best management practices shall be employed when working in areas within 250 feet of off-site vernal pool habitat and on-site preserved vernal pool habitat. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed and implemented during construction of the</p>	

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		<p>proposed project and the creation of the vernal pools and wetlands at the off-site creation site. The plan shall include the following measures to avoid and minimize impacts to all wetlands. These measures, and all other permit requirements, will be included in contract specifications and will be implemented by the contractor.</p> <ol style="list-style-type: none"> 1. Implement erosion control measures during construction. Installation of temporary erosion control devices will be an integral part of construction. Sedimentation fences, as detailed in the drawings, will be used to contain polluted or turbid runoff from the site of work. Other methods of temporary erosion control, including but not limited to hay bale check dams, shall be employed to protect riparian areas, streams and water courses, and all other areas susceptible to damage from runoff. Hay bale check dams will be installed as specified and as detailed in the drawings or as directed by the contractor. Erosion control devices will be installed concurrently with construction earthwork. 2. Remove cover vegetation as close to the time of construction as practicable. 3. Confine construction equipment and associated activities to the construction corridor. 4. Reestablish streambank contours 	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>following construction and install permanent erosion control as needed.</p> <ol style="list-style-type: none"> 5. Prohibit refueling of construction related equipment within 100-feet of the aquatic environment. 6. Maintain hazardous materials spill kits in proximity to aquatic crossings. 7. Comply with state and federal permits. 8. Perform proper sediment control. 9. Implement the spill prevention and response plan. 10. Monitor construction activities near specified drainage and riparian areas. 11. Remove all construction spoils, remaining construction materials and miscellaneous litter for proper off-site disposal. 12. Post-construction monitoring and supplemental revegetation where needed. <p>This measure shall be included in all project plans and specifications, and all applicable features shall be shown on project plans.</p> <p><u>MM 4.9.2c</u> The applicant shall submit a Wetland Avoidance/Mitigation Plan to mitigate for impacts to vernal pool and seasonal wetland habitat, which describes the specific method(s) to be implemented to avoid and/or mitigate any off-site project related impacts. This detailed Wetland</p>	

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		<p><u>Avoidance/Mitigation Plan shall be prepared in accordance with the U.S. Army Corps of Engineers (USACE), and the U.S. Fish and Wildlife Service (USFWS), regulations, and the City of Rancho Cordova Grading and Erosion Control Ordinance. A copy of the 404 permit and the biological opinion shall be provided to the City and the Avoidance/Mitigation Plan shall ensure the following to the satisfaction of the City:</u></p> <ul style="list-style-type: none"> • <u>The location of the proposed vernal pool and seasonal wetland habitat site(s) and a detailed map of showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed to, at a minimum: meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.</u> • <u>Include a monitoring plan 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</u> 	

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		<p>met.</p> <ul style="list-style-type: none"> • <u>Include 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.</u> • <u>Require that fencing be installed around all existing vernal pools that are within fifty feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material and limit access to the project site. Fencing shall be placed no closer than 10-feet to the delineated, verified perimeter of existing vernal pools.</u> • <u>A qualified biological resources monitor, approved by the City be on the site(s) to ensure compliance with identified mitigation for the duration of all the proposed activities. The construction manager shall submit bi-annual compliance reports to City monitor for review for a period of five years.</u> • <u>The vernal pool and seasonal wetland habitat site shall be surveyed by a qualified biologist no more than 30 days prior to the onset of construction for the presence of raptor and federal and state listed bird nesting sites, unless it is determined that construction will</u> 	

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		<p><u>occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed present all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.</u></p> <ul style="list-style-type: none"> • <u>The applicant shall grant full access to the vernal pool and seasonal wetland habitat site to the City's for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified.</u> • <u>The applicant shall specify measures for reuse or disposal of excavated material is suitable for use at project site, the plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule.</u> • <u>The Avoidance/Mitigation Plan shall include a spill prevention and response</u> 	

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		<p><u>plan to the satisfaction of the City.</u></p> <ul style="list-style-type: none"> • <u>All disturbed areas shall be revegetated by the following methods: hydroseeding, drill seeding, or spreading of upland seed bearing soil. The method of revegetation shall be approved by a qualified wetland specialist and to the satisfaction of the City.</u> • <u>Incorporate the use of non-toxic soil stabilizers according to manufacture's specifications to all inactive construction areas. Use non-toxic binders to exposed areas after cut and fill operations and hydroseed areas. The vernal pool and seasonal wetland habitat site shall be watered as directed by the City of Rancho Cordova Department Public Works and the SMAQMD with the frequency shall be based on the type operation, soil and wind exposure.</u> • <u>To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. Additionally, the City may educe or curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. Additionally, all land clearing, grading, earth moving or excavation activities shall be suspended</u> 	

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		<p><u>when winds exceed 20 mph.</u></p> <ul style="list-style-type: none"> <u>All inactive storage/stock piles are covered and that all trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.</u> 	
<p>Impact 4.9.3 Implementation of the proposed project could result in the loss of foraging habitat for raptors, migratory birds and other forms of wildlife other than Swainson’s hawk.</p>	S	Implementation of mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a and MM 4.9.2b.	LS
<p>Impact 4.9.4 Implementation of the proposed project will result in adverse effects to the northern hardpan vernal pool community that is identified by CDFG as a sensitive natural community</p>	S	Implementation of mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a and MM 4.9.2b.	LS
<p>Impact 4.9.5 Implementation of the proposed project will have a substantial adverse effect on state and federally protected waters through direct removal, filling, hydrological interruption, or other means.</p>	S	<p>MM 4.9.5a The project applicant shall ensure that the project will result in no net loss of waters of the US and waters of the State (acreage and function).</p> <p>In conjunction with preparation and implementation of the habitat mitigation and monitoring plan identified in Mitigation Measure MM 4.9.1b, the project applicant shall prepare and submit plans for the creation of jurisdictional waters at a mitigation ratio no less than 1:1 acres of created waters of the US to each acre filled.</p>	LS

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		<p>The mitigation plans must demonstrate how the Corps criteria for jurisdictional waters will be met through implementation. Vernal pool and seasonal wetland mitigation achieved through implementation of mitigation measure MM 4.9.1b can satisfy this mitigation measure if the creation of the mitigation features is conducted in such a way that it both meets the habitat function and the Corps criteria for creation of waters of the US. The wetland creation section of the habitat mitigation and monitoring plan will include the following:</p> <ul style="list-style-type: none"> • Target areas for creation. • A complete biological assessment of the existing resources on the target areas. • Specific creation and restoration plans for each target area. • Performance standards for success that will illustrate that the compensation ratios are met. • A monitoring plan including schedule and annual report format. <p>The applicant shall submit the mitigation and monitoring plan to the Corps, USFWS and the City for approval prior to engaging in mitigation activities (including mitigation land acquisition). The land utilized to satisfy this mitigation measure shall be protected through a fee title or conservation</p>	

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		<p>easement acceptable to the Corps. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five consecutive years.</p> <p>Timing/Implementation: Submittal of plan prior the approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p> <p>MM 4.9.5b</p> <p>The project applicant shall ensure that the post-project peak flow conditions into the off-site section of the ephemeral drainage (tributary of Morrison Creek) are equivalent in periodicity, seasonality, volume, and flow velocity to pre-project conditions.</p> <p>The project shall result in no-net change to peak flows into the off-site tributary of Morrison Creek. The applicant shall establish a baseline of conditions for the ephemeral drainage on site. The baseline flow conditions will be established for 2, 5, 10 and 20-year storm event. These baseline conditions will used to develop monitoring standards for the stormwater system on the project site. The baseline conditions,</p>	<p>LS</p>

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		<p>monitoring standards, and a monitoring program will be submitted to the Corps and the City for their approval. The engineered channel and detention basins shall be design and constructed to ensure that the performance standards are met. The discharge site into the off-site ephemeral drainage shall be monitored to ensure pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measure will be satisfied when the monitoring standards are met for five consecutive years without undertaking corrective measures to meet the performance standard.</p> <p>Timing/Implementation: Submittal of baseline report, monitoring standards, monitoring plan and stormwater plan prior the approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p> <p>MM 4.9.5c Prior to approval of each final map and grading activities within 250 of wetlands supporting federally-listed species, the project applicant shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.</p> <p>Timing/Implementation: Prior to each final map and grading activities within 250</p>	<p>LS</p>

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		feet of wetlands. Enforcement/Monitoring: City of Rancho Cordova Planning Department.	
Impact 4.9.6 Implementation of the project will interfere substantially with the movement of vernal pool tadpole shrimp.	S	There is no feasible mitigation other than redesigning the proposed project to keep Morrison Creek intact.	SU
Impact 4.9.7 Implementation of the project will not conflict with the City's tree preservation ordinance and no impact to trees would occur.	N	None required.	N
Impact 4.9.8 Implementation of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	N	None required.	N
Impact 4.9.9 Implementation of the project will result in a variety of indirect effects to wildlife and plant resources	LS	None required.	LS
Impact 4.9.10 Implementation of the proposed amendments to adopted mitigation measures BR-2 and BR-4 contained in the Sunrise Douglas Community Plan could result in impacts to wetland features in the Community Plan area not regulated by the US Army Corps of Engineers or California Department of Fish and Game.	PS	MM 4.9.10 The following modifications shall be to Sunrise Douglas Community Plan adopted mitigation measures BR-2 and B-4 (shown shaded and in underline and strikeout): BR-2 In conjunction with the filing and processing of applications for future development entitlements (such as tentative subdivision maps or development plans) within any future Specific Plan area, such <u>Prior</u>	LS

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		<p>to approval of any improvement plans or grading permits or any groundbreaking activity (whichever comes first) within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers, CDFG and/or RWQCB, project proponents shall submit a wetland delineation for the proposed development area, 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 acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps of Engineers and/or the RWQCB, the USFWS, the CDFG, and the US Environmental Protection Agency and shall incorporate the following components:</p> <p>a) A wetland delineation of the project site and any proposed off-site wetland preservation/creation sites(s), verified by the US Army Corps of Engineers;</p> <p>b) The location of proposed wetland preservation, acquisition, and creation site(s);</p> <p>c) 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:</p> <ul style="list-style-type: none"> - Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact; 	

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		<p>- Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;</p> <p>d) 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, <u>RWQCB</u> and/or the USFWS; and</p> <p>e) 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 shall address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.</p> <p>BR-4 Prior to approval of any future development projects (such as tentative subdivision maps, development plans, improvement plans) <u>improvement plan or grading permit or any groundbreaking activity (whichever comes first) within any portion of a future Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers and/or RWQCB, the habitat of an endangered, threatened or rare species protected by federal or</u></p>	

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		<p>state law, or a stream or other water body subject to the direct regulatory jurisdiction of the California Department of Fish and Game, the applicants shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act and/or RWQCB approvals under the Porter-Cologne Water Quality Control Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.</p> <p>Timing/Implementation: These amendments shall be incorporated into the Sunrise Douglas Community after City Council approval.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p>	
<p>Impact 4.9.11 Implementation of the project, together with past, present, and probable future projects would result in a cumulatively significant loss of biological resources in the region.</p>	<p>CC</p>	<p>Implementation of the biological resources mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a, MM 4.9.2b, MM 4.9.5a, MM 4.9.5b, MM 4.9.5c and 4.9.10.</p>	<p>CC</p>
<p>Cultural and Paleontological Resources</p>			
<p>Impact 4.10.1 Implementation of the proposed project could result in the potential disturbance of undiscovered cultural resources.</p>	<p>PS</p>	<p>MM 4.10.1a 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 an appropriate</p>	<p>LS</p>

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		<p>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.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p> <p>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p> <p>MM 4.10.1b If human remains are discovered, all work must stop in the immediate vicinity of the</p>	

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		<p>find, and the County Coroner must be notified, according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p> <p>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department</p>	LS
<p>Impact 4.10.2 Implementation of the proposed project could result in the potential damage or destruction of undiscovered paleontological resources.</p>	PS	<p>MM 4.10.2 If any potentially unique paleontological resources (fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>	LS

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		<p>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p>	
<p>Impact 4.10.3 Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to cultural resources. However, surveys of the project area and project site have not identified any significant cultural resources.</p>	LCC	None required.	LCC
<p>Impact 4.10.4 Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to paleontological resources.</p>	CC	Implementation of Mitigation Measure MM 4.10.2.	LCC
Visual Resources/Light and Glare			
<p>Impact 4.11.1 The proposed project would not impact any existing significant or designated scenic visual or aesthetic resources, as none are located on the project site or in the vicinity.</p>	LS	None required.	LS
<p>Impact 4.11.2 Implementation of the Preserve at Sunridge project would introduce new sources of light and glare into a previously undeveloped area.</p>	PS	<p>MM 4.11.2a A lighting plan shall be developed and provided with improvement plans for the project to ensure that parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light "spillage" and glare, prohibit the illumination from breaking the horizontal plane, and ensure that lighting does not exceed the standard</p>	LS

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		<p>illumination of two-foot candles along the property lines of adjoining land uses. The two-foot candle lighting standard shall also apply to all park facilities where sports field lighting may be utilized. The design of light features shall be consistent with the City's Design Guidelines.</p> <p>Timing/Implementation: Prior to approval of building permits and/or improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p> <p>MM 4.11.2b Non-glare glass shall be used in all commercial buildings to minimize and reduce impacts from glare. Semi-reflective glass may be allowed on commercial buildings that are properly oriented to minimize reflection or glare.</p> <p>Timing/Implementation: Final design plans shall specify the types of non-glare/semi-reflective glass provided on final for commercial projects.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</p>	
<p>Impact 4.11.4 Implementation of the Preserve at Sunridge project in combination with other projects would introduce new sources of nighttime lighting and daytime glare in the area, and contribute to cumulative visual and aesthetic related impacts.</p>	<p>CC</p>	<p>Implementation of mitigation measures MM 4.11.2a and MM 4.11.2b.</p>	<p>CC</p>

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Public Services and Utilities			
Impact 4.12.1.1 Implementation of the proposed project would require additional fire protection and emergency medical equipment and facilities that would result in physical environmental impacts.	LS	None required.	LS
Impact 4.12.1.2 Implementation of the proposed project, in combination with other reasonably foreseeable development, would increase the population within the SMFD service area, requiring additional fire and emergency medical services and related facilities.	LCC	None required.	LCC
Impact 4.12.2.1 The proposed project would result in 2,703 new residences and commercial uses requiring additional law enforcement protection.	LS	None required.	LS
Impact 4.12.2.2 Land use, neighborhood design, home design, street design, and other features of the project could reduce the ability of the City of Rancho Cordova Police Department to enforce the law and respond to crime and other emergencies in the project area.	PS	MM 4.12.2.2 The project applicant shall consult with the Rancho Cordova Police Department and implement recommended crime prevention/safety development design measures. Timing / Implementation: Prior to approval of improvement plans. Enforcement / Monitoring: City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.	LS
Impact 4.12.2.3 The proposed project, in addition to reasonably foreseeable development, would increase the population within	LCC	None required.	LCC

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the City of Rancho Cordova and surrounding areas and would require additional law enforcement services under cumulative conditions			
Impact 4.12.3.1 Implementation of the project would increase student enrollment at the Elk Grove Unified School District's schools and require the construction of new school facilities to serve the project.	LS	None required.	LS
Impact 4.12.3.2 The proposed project, in combination with reasonably foreseeable development proposed in the District, would result in a cumulative increase in student enrollment at the Elk Grove Unified School District's schools which would require the construction of additional schools.	LCC	None required.	LCC
Impact 4.12.4.1 The project would increase wastewater flows and require additional infrastructure and treatment capacity to accommodate anticipated demands.	LS	None required.	LS
Impact 4.12.4.2 Implementation of the project, in addition to reasonably foreseeable development within SRCSD service area, would result in an increase in wastewater flows and require additional infrastructure and treatment capacity.	CC	MM 4.12.4.2 Prior to the approval of each final map, written commitment from County Sanitation District 1 shall be provided that sufficient wastewater conveyance and treatment capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of any necessary improvements to convey project	LCC

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		wastewater. In addition, all required financing associated with wastewater facilities shall be in place. Timing / Implementation: Prior to approval of each final map. Enforcement / Monitoring: City of Rancho Cordova Planning Department and County Sanitation District.	
Impact 4.12.5.1 Additional raw water treatment capacity, conveyance pipelines, and other water supply infrastructure are required to meet project's water demands.	LS	None required.	LS
Impact 4.12.5.2 The extension of existing water supply infrastructure and new water conveyance facilities would be required to adequately serve the proposed project.	LCC	None required.	LCC
Impact 4.12.6.1 The proposed project would increase solid waste generation and the demand for related services.	LS	None required.	LS
Impact 4.12.6.2 The proposed project, in addition to proposed and approved projects in the region area, would generate solid waste that would require expanded collection and disposal services	LCC	None required.	LCC
Impact 4.12.7.1 Implementation of the proposed project would increase the demand for additional parks and recreational facilities.	LS	None required.	LS

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<p>Impact 4.12.7.2 The layout of the proposed project does not meet the requirements of City of Rancho Cordova <u>Interim</u> General Plan Policy OSPT.1.1.</p>	PS	<p>MM 4.12.7.2 The project applicant shall pay to the City an in-lieu payment or participate in other methods of improving park and recreational facilities for any shortage of park acreage not meeting the standards set forth in OSPT.1.1 of the Interim General Plan.</p> <p>Timing / Implementation: Prior to approval of improvement plans.</p> <p>Enforcement/Monitoring: City of Rancho Cordova Planning Department/Cordova Recreation and Park District.</p>	LS
<p>Impact 4.12.7.3 The proposed project and other reasonably foreseeable development would require additional park and recreation facilities in the City of Rancho Cordova.</p>	LCC	None required.	LCC
<p>Impact 4.12.8.1 Implementation of the proposed project would increase demand for electrical services.</p>	LS	None required.	LS
<p>Impact 4.12.8.2 Implementation of the proposed project would require the extension of natural gas, telephone, and cable infrastructure to serve the proposed project.</p>	<u>PS</u> S	<p>MM 4.12.8.2a To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, future development project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide for unrestricted utility access and prevent encroachments that might impair the safe</p>	LS

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		<p>and reliable maintenance and operations of PG&E facilities.</p> <p>Timing / Implementation: Prior to approval of improvement plans.</p> <p>Enforcement / Monitoring: City of Rancho Cordova Planning Department and PG&E.</p> <p>MM 4.12.8.2b The project applicant shall address and resolve issues related to the provision of telephone and cable services through close coordination with the applicable service provider during project planning and development.</p> <p>Timing / Implementation: Prior to approval of improvement plans.</p> <p>Enforcement / Monitoring: City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.</p>	
<p>Impact 4.12.8.3 Implementation of the proposed project as well as potential development in the surrounding areas would result in cumulative utility service impacts.</p>	LCC	None required.	LCC

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