INTRODUCTION

The City of Rancho Cordova (City) has determined that a project-level environmental impact report (EIR) is required for the The Ranch project (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

This EIR is a Project EIR as defined in Section 15161 of the State CEQA Guidelines. A Project EIR is an EIR which examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development Project. The EIR shall examine all phases of the Project including planning, construction and operation. The Project EIR approach is appropriate for The Ranch Project because it allows comprehensive consideration of the reasonably anticipated scope of the Project, as described in greater detail in Chapter 2.0.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the Project. Chapter 2.0 of this EIR includes a detailed description of the Project, including maps and graphics. The reader is referred to Chapter 2.0 for a more complete and thorough description of the components of the Project.

The Project site consists of approximately 530 acres located in the City of Rancho Cordova city limits. The Project site is bound by existing single-family residential uses and Douglas Road to the north, vacant land and Grant Line Road to the east, vacant land and Kiefer Boulevard to the south, and Rancho Cordova Parkway, single family residential, and vacant land on the west.

The Project site is currently vacant and has been previously used for agricultural uses (cattle grazing). The topography of the site exhibits low relief topography with elevations ranging between 170 and 210 feet above mean sea level (MSL). The slopes throughout the site range from approximately zero to eight percent. The site is characterized by moderate rolling hills and areas of extensive flatlands, with wetlands, vernal pools, and seasonal drainage courses scattered throughout the site. A headwater tributary of Morrison Creek traverses the Project site, entering at the northeast corner and flowing generally to the southwest. A total of 21.53 acres of jurisdictional aquatic resources have been mapped with the Project site, including: 2.92 acres of depressional seasonal wetlands, 15.04 acres of vernal pools, 1.66 acres of riverine seasonal wetlands, 0.06 acres of riverine seasonal wet swales, 1.54 acres of intermittent drainages, and 0.30 acres of drainage basin outfalls.

The Project includes development of: 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units, 38 of which would be age-restricted multifamily units, with a club house for the age-restricted senior community, and other recreational opportunities; dedication of 5.16 net acres for commercial use; and dedication of 8.43 net acres for multi-family residential uses in accordance with the City of Rancho Cordova's Affordable Housing Plan. The Project would also preserve approximately 199.5 acres as a nature preserve that would be deeded to a third-party conservation entity.

On-site infrastructure associated with the Project would include the construction of internal and external access roads and a network of bicycle and pedestrian trails. Primary access would be from Rancho Cordova Parkway. The Project would provide for future connections to an extension of Chrysanthy Boulevard east of the Project site.

The Project site is currently designated Planning Area in the City's General Plan. The Project would require a City of Rancho Cordova General Plan Amendment to the Land Use Element to change land uses on the Project site. Changes to the Land Use Element would include changing the entire Project site from Planning Area to Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Parks/Open Space, and Natural Resources. The Project would also include a rezone to Special Planning Area (SPA).

Refer to Chapter 2.0, Project Description, for a more complete description of the details of the Project.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the Project that are known to the City of Rancho Cordova, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with aesthetics, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases and climate change, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services and recreation, transportation/circulation, and utilities.

The City received seven comments on the NOP for the Project Draft EIR. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on July 26, 2018 to present the Project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR.

Aspects of the Project that could be of public concern include the following:

- The size of the Project and the associated potential impacts related to air quality emission levels, without mitigation;
- The proposed park areas and the potential impacts related to the transmission lines, irrigation, operational noise, transportation facilities, and light and glare;
- The proposed uses which would lie beneath the on-site transmission lines;
- Concerns regarding the Project's traffic-related impacts to Sacramento County facilities;
- Concerns regarding the amount of park land provided.

ALTERNATIVES TO THE PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the Project. The alternatives analyzed in this EIR include the following three alternatives in addition to the Project:

- No Project Alternative
- Reduced Project Alternative #1
- Reduced Project Alternative #2

Alternatives are described in detail in Section 5.0, Alternatives to the Project, and are summarized in Table ES-1 below.

TABLE ES-1: COMPARISON OF PROJECT CHARACTERISTICS TO THE ALTERNATIVES

COMPONENT	*PROJECT*	*NO PROJECT ALTERNATIVE*	*REDUCED DENSITY ALTERNATIVE #1*	*REDUCED DENSITY ALTERNATIVE #2*
Single Family, Non-Age-Restricted (Units)	735	1,124	637	477
Single Family, Senior Age-Restricted (Units)	737	1,000	643	693
Multifamily, Non-Age-Restricted (Units)	215	400	268	268
Multifamily, Senior Age-Restricted (Units)	38	100	50	50
Subtotal Dwelling Units	*1,1,725*	*2,624*	*1,598*	*1,488*
Senior Community Clubhouse (square feet)	27,000	27,000	27,000	27,000
Commercial Parcels (acres)	5.16	5.08	5.08	5.08
Parks and Recreation (acres)	19.24	19.24	19.24	19.24
Nature Preserve (acres)	199.5	136.8	212.0	221.1

A comparative analysis of the Project and each of the Project alternatives is provided in Table ES-2. The table includes a numerical scoring system, which assigns a score of "2," "3," or "4" to the Project and each of the alternatives with respect to how each alternative compares to the Project in terms of the severity of the environmental topics addressed in this EIR. A score of "2" indicates that the alternative would have a better (or lessened) impact when compared to the Project. A score of "3" indicates that the alternative would have the same (or equal) level of impact when compared to the proposed Project. A score of "4" indicates that the alternative would have a worse (or greater) impact when compared to the Project. The Project alternative with the lowest total score is considered the environmentally superior alternative.

TABLE ES-2: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROJECT

ENVIRONMENTAL ISSUE	*PROJECT*	*NO PROJECT ALTERNATIVE*	*REDUCED PROJECT ALTERNATIVE #1*	*REDUCED PROJECT ALTERNATIVE #2*
Aesthetics and Visual Resources	3 – Same	4 - Greater	2 – Less	2 – Less
Air Quality	3 – Same	4 – Greater	2 – Less	2 – Less
Biological Resources	3 – Same	4 - Greater	2 – Less	2 - Less
Cultural and Tribal Resources	3 – Same	3 – Same	3 – Same	3 – Same
Geology and Soils	3 – Same	3 - Same	3 - Same	3 - Same
Greenhouse Gas, Climate Change, and Energy	3 – Same	4 – Greater	4 – Greater	4 - Greater
Hazards and Hazardous Materials	3 – Same	3 – Same	3 – Same	3 – Same
Hydrology and Water Quality	3 – Same	3 – Same	3 – Same	3 – Same
Land Use	3 – Same	3 – Same	3 – Same	3 – Same
Noise and Vibration	3 – Same	4 – Greater	2 – Less	2 – Less
Population and Housing	3 – Same	3 - Same	2 – Less	2 – Less
Public Services and Recreation	3 – Same	4 – Greater	3 – Same	3 - Same
Transportation and Circulation	3 – Same	4 – Greater	2 – Less	2 – Less
Utilities	3 – Same	3 - Same	2 – Less	2 – Less
Summary	**42**	**49**	**35**	**36**

As shown in Table ES-2, the No Project Alternative would result in 49 points, Reduced Project Alternative #1 would result in 35 points, and Reduced Project Alternative #2 would result in 36 points. However, because Reduced Project Alternative #2 would reduce the extent of development, including the acreage and number of residential units and associated population, more than Reduced Project Alternative #1, impacts of Reduced Project Alternative #2 associated with air quality, noise, and traffic would be reduced more than Reduced Project Alternative #1. Therefore, Reduced Project Alternative #2 is the next environmentally superior alternative to the Project. It is noted that the superior alternative would depend on the City's local priorities (i.e., traffic impacts to the regional roadway system, maintenance of public services and utilities services, etc.), as well as the ability to meet the Project's objectives. It is noted, however, that this alternative would not eliminate the significant and unavoidable impact related to aesthetics that would occur under the Project.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

The environmental impacts of the Project, the impact level of significance prior to mitigation, the proposed mitigation measures and/or adopted policies and standard measures that are already in place to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-3.

TABLE ES-3: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
AESTHETICS AND VISUAL RESOURCES			
Impact 3.1-1: Project implementation would result in substantial adverse effects on scenic vistas and resources or substantial degradation of visual character	PS	None feasible.	SU
Impact 3.1-2: Project implementation would not result in substantial light or glare which would adversely affect day or nighttime views in the area	LS	None required.	--
AIR QUALITY			
Impact 3.2-1: The Project has the potential to conflict with or obstruct implementation of the applicable air quality plan or to result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment	LS	None required.	--
Impact 3.2-2: The Project has the potential to generate carbon monoxide hotspot impacts as a result of increased traffic congestion that would exceed the applicable ambient air quality standards	LS	None required.	--
Impact 3.2-3: The Project has the potential for expose sensitive receptors to substantial toxic air contaminants	LS	None required.	--
Impact 3.2-4: The Project has the potential to result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people	LS	None required.	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
BIOLOGICAL RESOURCES			
Impact 3.3-1: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Invertebrates	PS	***Mitigation Measure 3.3-1:*** *Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities. The City of Rancho Cordova shall review the SSHCP permit application for consistency with all of the SSHCP requirements and provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistency with the SSHCP Conservation Strategy.* ***Mitigation Measure 3.3-2:*** *The Project proponent shall implement the following SSHCP Avoidance and Minimization Measures (AMMs) to the satisfaction of the City to avoid direct and indirect effects of Covered Activities on Covered Species:* • *AMM SPECIES-1 (Litter Removal Program): A litter control program shall be instituted for the entire Project site. All workers shall ensure that their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. All garbage shall be removed from the Project site at the end of each work day, and construction personnel shall not feed or otherwise attract wildlife to the area where construction activities are taking place.* • *AMM SPECIES-2 (No Pets in Construction Areas): To avoid harm and harassment of native species, workers and visitors shall not bring pets onto a Project site.* • *AMM SPECIES-3 (Take Report): If accidental injury or death of any Covered Species occurs, workers shall immediately inform the approved biologist or on-site monitor and site supervisor. The approved biologist or on-site monitor shall phone the appropriate contact person at the Implementing Entity (i.e., the South Sacramento Conservation Agency). The Implementing Entity shall immediately contact the Wildlife Agencies (i.e., the USFWS and CDFW) by*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		telephone. A memorandum shall be provided to the Implementing Entity and Wildlife Agencies within 1 working day of the incident. The report shall provide the date and location of the incident, number of individuals taken, the circumstances resulting in the take, and any corrective measures taken to prevent additional take. • *AMM SPECIES-4 (Post-Construction Compliance Report): A post-construction compliance report shall be submitted to the SSHCP Implementing Entity within 30 calendar days of completion of construction activities or within 30 calendar days of any break in construction activity that lasts more than 30 days. The report shall detail the construction start and completion dates, any information about meeting or failing to meet species take AMMs, effectiveness of each AMM that was applied at the Project site, and any known Project effects to Covered Species.* • *AMM LID-1 (Stormwater Quality): When the size of a Covered Activity Project exceeds the thresholds established by the State Water Resources Control Board (SWRCB) (see the most recent Stormwater Quality Design Manual for the Sacramento and South Placer Regions, or future SWRCB-approved design manuals applicable to the Plan Area), incorporate stormwater management into site design to satisfy the requirements outlined in the most recent Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Stormwater management may include groundwater recharge (LID-2) and natural site features (LID-3).* • *AMM LID-3 (Natural Site Features): Incorporate preservation of a site's natural aquatic features (such as creeks and streams) into Project design to retain natural hydrologic patterns and to retain habitat that might be used by Covered Species.* • *AMM EDGE-1 (Compatible Land Uses): To the maximum extent practicable, development Project Covered Activities will locate compatible land uses (e.g., designated open space such as parks and ball fields, detention basins, and other land uses with less-intensive human activity) in areas immediately adjacent to existing or planned Preserve boundaries. The compatible land use will provide additional buffering of Preserves from potential indirect effects of adjacent urban development. The soil surfaces in a compatible land use area may be re-contoured provided that the soil restrictive layer remains*	

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		undamaged and most of the soil profile above the restrictive layer remains intact. The Land Use Authority will determine when it is not practicable to locate a compatible land use adjacent to existing or planned Preserve boundaries. • *AMM EDGE-2 (Single-Loaded Streets): To the maximum extent practicable, the design of Urban Development Covered Activities will locate single-loaded streets adjacent to existing or planned Preserve. The Land Use Authority will determine when single-loaded streets are not practicable.* • *AMM EDGE-3 (Preserve Setbacks): Urban Development Covered Activities constructed adjacent to existing or planned Preserves must establish a minimum 50-foot-wide setback outward from the boundary of any existing Preserve or planned SSHCP Preserve. This minimum 50-foot-wide setback will function as a transition between Urban Development and the Preserve, and must be managed to maintain the natural community of vegetation present in the adjacent Preserve. As much of the setback as possible should remain in the same natural habitat as the Preserve.* *However, as discussed in Section 5.2.5, Covered Activities in Preserve Setbacks in the UDA, where an existing or planned Preserve is adjacent to an existing roadway (e.g., collectors, arterials, thoroughfares), the 50-foot Preserve Setback will not be required, and any bicycle or pedestrian trail will be established in the road right-of-way. In addition, where a planned roadway crosses an existing or planned Preserve, no Preserve Setback will be required, and any bicycle or pedestrian trail will be established in the road right-of-way.* • *AMM EDGE-4 (Locate Stormwater Control Outside Preserves): Roads, sidewalks, and other impermeable surfaces of Urban Development Covered Activities adjacent to existing or planned Preserves will slope away from Preserves and Preserve Setbacks or intercept drainage with swales or curbs and gutters to preclude drainage from entering Preserves and Preserve Setbacks. Stormwater flows must be directed away from Preserves and Preserve Setbacks and directed into stormwater control facilities inside the development (outside Preserves and Preserve Setbacks) (see EDGE-6 for exception to EDGE-4 in certain SSHCP Linkage Preserves).* • *AMM EDGE-5 (Stormwater Control in Preserve Setbacks): If trails are established in any Preserve Setback in compliance with EDGE-3, the trail must*	

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		be sloped away from the Preserve, and rainwater leaving the trail surface must flow into an adjacent low-velocity bio-retention swale or cell to keep rainwater runoff and trail contaminants from entering the Preserve. Low-velocity bio-retention swales or cells are typically small linear features placed on one or both sides of a trail. As required by EDGE-3, trails and their adjacent bio-retention swales or cells must be located on the side of the Preserve Setback nearest development. • *AMM EDGE-7 (Hardpan/Duripan Protection): To protect the soil perched aquifer and the micro-watersheds supporting existing vernal pool hydrology, activities that have the potential to cut into, disrupt, or remove the soil's restrictive layer (hardpan or duripan) will not occur within Preserves or Preserve Setbacks. However, in certain circumstances, the Covered Activities defined in Section 5.2.6, Covered Activities in Stream Setbacks in the UDA, and Section 5.2.8, Covered Activities in the Laguna Creek Wildlife Corridor of the Preserve System, may result in punctures or other minor disruptions of the soil hardpan or duripan if approved by the Implementing Entity and the Technical Advisory Committee according to the process described in Chapter 9 of the SSHCP. If a Covered Activity on a Preserve or Preserve Setback results in a puncture or other disruption to the soil hardpan or duripan, the puncture will be sealed using bentonite clay or other material that maintains the functionality of the soil's restrictive layer and associated perched aquifer.* • *AMM EDGE-10 (Prevent Invasive Species Spread): Completed Covered Activities (including roads) will be maintained in a manner that avoids the spread of invasive species into Preserve and Open Space areas. Such maintenance measures will include the following:* o *To prevent the transport of non-native invasive species onto Preserves, before bringing any equipment onto an SSHCP Preserve or Preserve Setback, equipment must be cleaned of mud, dirt, and plant material. Cleaning will occur in the infested area or another appropriate location as approved by a Plan Permittee.* o *Mowing rotation will start in un-infested areas and move to infested areas.* o *Invasive plant prevention techniques will be incorporated into maintenance plans.*	

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		○ *The SSHCP Implementing Entity will survey road shoulders, ditches, and rights-of-way that border SSHCP Preserves for invasive weeds or other exotic plant species. Where roadside weed infestations have reached a critical control point, the Implementing Entity or Land Use Authority Permittee will apply the appropriate manual, mechanical, or chemical treatment.* • *AMM BMP-9 (Soil Compaction): After construction is complete, all temporarily disturbed areas will be restored similar to pre-Project conditions, including impacts relating to soil compaction, water infiltration capacity, and soil hydrologic characteristics.* • *AMM NATURE TRAIL-1 (Nature Trail Plan): A nature trail plan must be prepared for each Preserve where a trail is allowed by the Preserve Management Plan. Nature trails will be unpaved trails that vary in width depending on terrain and existing constraints, but will never exceed 4 feet in width. Where a trail crosses a swale, wooden walkways elevated to a height no greater than 2 feet will be installed. Trail improvements may include mowing vegetation to create or maintain a trail, minor grading to remove trip hazards, and signs providing directional and educational information. Public access to land acquired for preservation will be prohibited until a trail plan can be prepared by the Implementing Entity and approved by the Permitting Agencies. A trail plan will include the following:* ○ *Maps identifying areas that contain sensitive habitats or species occurrences.* ○ *Maps that show the location and footprint of proposed trails.* ○ *Methods used to control public access.* ○ *Trail and use monitoring methods, schedules, and responsibilities.* ○ *Trail operation and maintenance guidelines and responsibilities.* ○ *Clear triggers for use restrictions or closure based on sensitive biological indicators (e.g., seasonal closures of some trails on the basis of activity periods of Covered Species or sensitive species).* • *AMM NATURE TRAIL-2 (Nature Trail Protection of Duripan): Nature trails will be sited and constructed so as not to interfere with existing soil duripan and the perched aquifer that support the existing hydrologic regime of the Vernal*	

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		Pool–Grassland, and will not interfere with existing pool hydrology. Trails within Preserves will not be paved. • *AMM NATURE TRAIL-3 (Nature Trail Location): Nature trails will be located away from sensitive natural resources (e.g., vernal pools, riparian habitat, woodland habitat, Covered Species occurrences, raptor nesting sites, tricolored blackbird (Agelaius tricolor) colony sites). The Wildlife Agencies will determine the distance necessary to avoid impacts to sensitive natural resources.* • *AMM NATURE TRAIL-4 (Biological Studies Prior to Nature Trail Design): Biological studies will be conducted within the area being considered for nature trail construction prior to Project design. The studies will include land cover type mapping and focused species surveys and/or wetland delineations. The biological studies will include assessments of potential effects of trail construction on Preserve System resources, and recommendations for avoidance and minimization that may be incorporated into Project siting, design, construction, and operation.* • *AMM NATURE TRAIL-5 (Monitoring of Nature Trail Impacts): Impacts that could result from use of a nature trail within a Preserve will be monitored according to the Preserve Management Plan (Chapter 8) to ensure that uses do not conflict with the individual Preserve Management Plan. If use of a trail is found to conflict with the individual Preserve Management Plan, use of that trail will be discontinued until adjustments in the use can be made to reduce or eliminate conflicts. The Implementing Entity will make decisions about discontinuing or modifying use of a trail in consultation with the Preserve Manager or other applicable Preserve management agency or organization.* • *AMM ROAD-1 (Road Project Location): Road projects will be located in the least environmentally sensitive area to avoid, to the maximum extent practicable, impacts on Covered Species, Covered Species habitat, and waters of the United States. Road project alignments will follow existing roads, road easements, and rights-of-way, or be sited in disturbed areas to minimize habitat loss and additional habitat fragmentation.* • *AMM ROAD-3 (Roadside Pesticide Use): If pesticide use is necessary along roadsides, the appropriate SSHCP Permittee will ensure that the pesticide application strictly complies with the pesticide label and all other applicable federal, state, and local authorities pertaining to the use, safety, storage,*	

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		disposal, and reporting of the pesticide. Where roadside weed infestations have reached a critical control point, the Implementing Entity or a Land Use Authority Permittee will apply the appropriate manual, mechanical, or chemical treatment. In addition, the Implementing Entity or appropriate Land Use Authority Permittee will post signs along road shoulders adjacent to sensitive areas that are within the SSHCP Preserve System (e.g., California tiger salamander breeding ponds, endemic plant populations, vertebrates that rely on insects for part of their diet). The signs will identify pesticide use restrictions or other roadside maintenance restrictions. • *AMM RE-ESTABLISHMENT/ESTABLISHMENT-1 (Vernal Pool): Re-establish or establish Vernal Pool Wetland according to the following guidelines:* o *Re-establishment will always take priority over establishment of vernal pools. Establishment will be permitted only after it has been determined that sites with the potential to re-establish vernal pools no longer exist in the Plan Area or cannot be acquired through a willing seller/buyer agreement.* o *When possible, re-established or established sites will be located adjacent to an existing Preserve(s) to maximize connectivity and Preserve area.* o *Re-establishment or establishment will not result in direct or indirect adverse impacts to the hydrologic regime of existing vernal pools. Vernal pool re-establishment or establishment actions will not remove more than 10% of any existing vernal pool watershed, as defined by the SSHCP LIDAR analysis (see Section 3.3 and Conservation Action VPI1.2 in Table 7.1).* o *Vernal pool re-establishment will attempt to restore the historical density and range of vernal pool sizes to the maximum extent feasible using historical aerial photography of the site, if available. Where aerial photography of the site's historical conditions is not available, vernal pool re-establishment will include a range of pool sizes (area and depth) to accommodate the different habitat needs and life history characteristics of the vernal pool invertebrate Covered Species.* o *Established vernal pools must be located on sites with vernal pool*	

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		soils, defined as any Plan Area soil type where vernal pools currently exist. o *Established vernal pool sites will include a range of pool sizes to accommodate the different habitat needs and life history characteristics of the three vernal pool invertebrate Covered Species.* o *The total density of vernal pools will not exceed 10% of the suitable soil areas in any vernal pool re-establishment and/or establishment site, unless it can be shown that the suitable areas of that site historically supported greater densities.* o *Re-establishment or establishment may include inoculation when it is likely that no seed or cyst bank of vernal pool species remains at a site. Vernal Pool inocula will come from nearby vernal pools that are on the same geologic formation and soil type.* • *AMM UTILITY-2 (Utility Maintenance on Preserves): Utility maintenance inside SSHCP Preserves and SSHCP Preserve Setbacks containing vernal pools will occur only when vernal pools have been dry for 30 days, except in emergency situations related to human health and safety.* • *AMM UTILITY-3 (Trenchless Construction Methods): Where a pipeline or conduit crosses an existing or planned Preserve or will be located between adjacent Preserves (e.g., under a roadway that has a Preserve on both sides), trenchless construction methods will be used to minimize impacts to the existing soil profile (including impacts to a hardpan or duripan) to maintain the perched aquifer in Vernal Pool Grassland land cover type.* • *AMM UTILITY-4 (Siting of Entry and Exit Location): The entry and exit locations for the trenchless construction method (see Utility-3) will be sited to avoid impacts to vernal pools and Riparian Woodland, and to avoid direct take of SSHCP Covered Species.*	
Impact 3.3-2: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially	PS	***Mitigation Measure 3.3-3:*** *The Project proponent shall implement the following SSHCP AMMs to the satisfaction of the City to avoid direct and indirect effects of Covered Activities on western spadefoot (Spea hammondii):* • *AMM WS-1 (Western Spadefoot Work Window): Ground-disturbing Covered Activities shall occur outside the breeding and dispersal season (after May 15 and before October 15), to the maximum extent practicable.*	LS

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reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Reptile and Amphibian		• *AMM WS-2 (Western Spadefoot Exclusion Fencing): If Covered Activities must be implemented after October 15 and before May 15, exclusion fencing shall be installed around the Project footprint before October 15, and the Project site must be monitored by an approved biologist following rain events. Temporary high visibility construction fencing shall be installed along the edge of work areas, and silt fencing shall be installed immediately behind the temporary high-visibility construction fencing to exclude western spadefoot from entering the construction area. Fencing shall remain in place until all construction activities within the construction area are completed. No Project activities shall occur outside the delineated Project footprint. If a western spadefoot is encountered. If a western spadefoot is encountered, refer to WS-6, below.* • *AMM WS-3 (Western Spadefoot Monitoring): If Covered Activities must be implemented in the breeding and dispersal season (after October 15 and before May 15), an approved biologist experienced with western spadefoot identification and behavior shall monitor the Project site, including the integrity of any exclusion fencing. The approved biologist shall be on site daily while construction related activities are taking place, and shall inspect the Project site daily for western spadefoot prior to construction activities. The approved biologist shall also train construction personnel on the required avoidance procedures, exclusion fencing, and protocols in the event that a western spadefoot enters an active construction zone (i.e., outside the buffer zone). If a western spadefoot is encountered, refer to WS-6, below.* • *AMM WS-4 (Avoid Western Spadefoot Entrapment): If a Covered Activity occurs in western spadefoot modeled habitat (Figure 3-17), all excavated steep-walled holes and trenches more than 6 inches deep shall be covered with plywood (or similar material) or provided with one or more escape ramps constructed of earth fill or wooden planks at the end of each work day or 30 minutes prior to sunset, whichever occurs first. All steep-walled holes and trenches shall be inspected by the approved biologist each morning to ensure that no wildlife has become entrapped. All construction pipes, culverts, similar structures, construction equipment, and construction debris left overnight within western spadefoot modeled habitat shall be inspected for western spadefoot by the approved biologist prior to being moved. If a western spadefoot is encountered, refer to WS-6, below.*	

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		• *AMM WS-5 (Erosion Control Materials in Western Spadefoot Habitat): If erosion control is implemented within western spadefoot modeled habitat, non-entangling erosion control material shall be used to reduce the potential for entrapment. Tightly woven fiber netting (mesh size less than 0.25 inch) or similar material shall be used to ensure that western spadefoots are not trapped (no monofilament). Coconut coir matting and fiber rolls containing burlap are examples of acceptable erosion control materials.* • *AMM WS-6 (Western Spadefoot Encounter Protocol): If Covered Activities must be implemented during the breeding and dispersal season (after October 15 and before May 15), and a western spadefoot is encountered during construction activities, the approved biologist shall notify the Wildlife Agencies immediately. Construction activities shall be suspended in a 100-foot radius of the animal until the animal leaves the Project site on its own volition. If necessary, the approved biologist shall notify the Wildlife Agencies (i.e., the USFWS and CDFW) to determine the appropriate procedures related to relocation. If the animal is handled, a report shall be submitted, including date(s), location(s), habitat description, and any corrective measures taken to protect the western spadefoot within 1 business day to the Wildlife Agencies. The biologist shall report any take of listed species to the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife immediately. Any worker who inadvertently injures or kills a western spadefoot or who finds dead, injured, or entrapped western spadefoot(s) must immediately report the incident to the approved biologist.*	
Impact 3.3-3: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or	LS	None required.	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
USFWS - Fish			
Impact 3.3-4: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Birds	PS	***Mitigation Measure 3.3-4:*** *The Project proponent shall implement the following SSHCP AMMs to the satisfaction of the City to avoid direct and indirect effects of Covered Activities on tricolored blackbird:* • *AMM TCB-1 (Tricolored Blackbird Surveys): If modeled habitat for tricolored blackbird is present within a Covered Activity's Project footprint or within 500 feet of a Project footprint, then an approved biologist shall conduct a field investigation to determine if existing or potential nesting or foraging sites are present within the Project footprint and adjacent areas within 500 feet of the Project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. Within the Plan Area, potential tricolor blackbird nest sites are often associated with freshwater marsh and seasonal wetlands, or in thickets of willow, blackberry, wild rose, thistle, and other thorny vegetation. Tricolored blackbirds are also known to nest in crops associated with dairy farms. Foraging habitat is associated with annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields (such as large tracts of alfalfa and pastures with continuous haying schedules and recently tilled fields), cattle feedlots, and dairies. The Third-Party Project Proponent shall map all existing or potential nesting or foraging sites and provide these maps to the Local Land Use Permittees (i.e., City of Rancho Cordova) and Implementing Entity (i.e., the South Sacramento Conservation Agency). Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 of the SSHCP for the process to conduct and submit survey information.* • *AMM TCB-2 (Tricolored Blackbird Pre-Construction Surveys): Pre-construction surveys shall be required to determine if active nests are present within a Project footprint or within 500 feet of a Project footprint if existing or potential nest sites were found during design surveys and construction activities shall occur during the breeding season (March 1 through September 15). An approved biologist shall conduct pre-construction surveys within 30 days and within 3 days of ground-disturbing activities, and within the proposed Project footprint and 500 feet of the proposed Project footprint to determine the presence of nesting tricolored blackbird. Pre-construction*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		surveys shall be conducted during the breeding season (March 1 through August 31). Surveys conducted in February (to meet pre-construction survey requirements for work starting in March) must be conducted within 14 days and 3 days in advance of ground-disturbing activities. If a nest is present, then TCB-3 and TCB-4 shall be implemented. The approved biologist shall inform the Land Use Authority Permittee and the Implementing Entity of species locations, and they in turn shall notify the Wildlife Agencies (i.e., the USFWS and CDFW). • *AMM TCB-3 (Tricolored Blackbird Nest Buffer): If active nests are found within the Project footprint or within 500 feet of any Project-related Covered Activity, the Third-Party Project Proponent shall establish a 500-foot temporary buffer around the active nest until the young have fledged.* • *AMM TCB-4 (Tricolored Blackbird Nest Buffer Monitoring): If nesting tricolored blackbirds are present within the Project footprint or within 500 feet of any Project-related Covered Activity, then an approved biologist experienced with tricolored blackbird behavior shall be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist shall be on site daily while construction-related activities are taking place near the disturbance buffer. Work within the nest disturbance buffer shall not be permitted. If the approved biologist determines that tricolored blackbirds are exhibiting agitated behavior, construction shall cease until the buffer size is increased to a distance necessary to result in no harm or harassment to the nesting tricolored blackbirds. If the biologist determines that the colonies are at risk, a meeting with the Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies shall be held to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist shall also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a tricolored blackbird flies into an active construction zone (i.e., outside the buffer zone).* • *AMM TCB-5 (Timing of Pesticide Use and Harvest Timing on Agricultural Preserves): On SSHCP Agricultural Preserves, pesticides (including herbicides) shall not be applied from January 1 through July 15.* ***Mitigation Measure 3.3-5:*** *The Project proponent shall implement the following SSHCP*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		AMMs to the satisfaction of the City to avoid direct and indirect effects of Covered Activities on Swainson's hawk: • *AMM SWHA-1 (Swainson's Hawk Surveys): If modeled habitat for Swainson's hawk (Figure 3-25) is present within a Covered Activity's Project footprint or within 0.25 mile of a Project footprint, then an approved biologist shall conduct a survey to determine if existing or potential nesting sites are present within the Project footprint and adjacent areas within 0.25 mile of the Project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. Nest sites are often associated with Riparian land cover, but also include lone trees in fields, trees along roadways, and trees around structures. Nest trees may include, but are not limited to, Fremont's cottonwood (Populus fremontii), oaks (Quercus spp.), willows (Salix spp.), walnuts (Juglans spp.), eucalyptus (Eucalyptus spp.), pines (Pinus spp.), and Deodar cedar (Cedrus deodara). The Third-Party Project Proponent shall map all existing and potential nesting sites and provide these maps to the Local Land Use Permittees (i.e., City of Rancho Cordova) and Implementing Entity (i.e., the South Sacramento Conservation Agency). Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information.* • *AMM SWHA-2 (Swainson's Hawk Pre-Construction Surveys): Pre-construction surveys shall be required to determine if active nests are present within a Project footprint or within 0.25 mile of a Project footprint if existing or potential nest sites were found during initial surveys and construction activities shall occur during the breeding season (March 1 through September 15). An approved biologist shall conduct pre-construction surveys within 30 days and 3 days of ground-disturbing activities to determine presence of nesting Swainson's hawk. Pre-construction surveys shall be conducted during the breeding season (March 1 through September 15). If a nest is present, then SWHA-3 and SWHA-4 shall be implemented. The approved biologist shall inform the Land Use Authority Permittee and Implementing Entity of species locations, and they in turn shall notify the Wildlife Agencies (i.e., the USFWS and CDFW).* • *AMM SWHA-3 (Swainson's Hawk Nest Buffer): If active nests are found within*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		the Project footprint or within 0.25 mile of any Project-related Covered Activity, the Third-Party Project Proponent shall establish a 0.25 mile disturbance buffer around the active nest until the young have fledged, with concurrence from the Wildlife Agencies. • *AMM SWHA-4 (Swainson's Hawk Nest Buffer Monitoring): If nesting Swainson's hawks are present within the Project footprint or within 0.25 mile of any Project-related Covered Activity, then an approved biologist experienced with Swainson's hawk behavior shall be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist shall be on site daily while construction-related activities are taking place within the buffer. Work within the temporary nest disturbance buffer can occur with the written permission of the Implementing Entity and Wildlife Agencies. If nesting Swainson's hawks begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist shall have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies shall meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist shall also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a Swainson's hawk flies into an active construction zone (i.e., outside the buffer zone).* ***Mitigation Measure 3.3-6:*** *The Project proponent shall implement the following SSHCP AMMs to avoid direct and indirect effects of Covered Activities on western burrowing owl:* • *AMM WBO-1 (Western Burrowing Owl Surveys): Surveys within modeled habitat are required for both the breeding and non-breeding season. If the Project site falls within modeled habitat, an approved biologist shall survey the Project site and map all burrows, noting any burrows that may be occupied. Occupied burrows are often (but not always) indicated by tracks, feathers, egg shell fragments, pellets, prey remains, and/or excrement. Surveying and mapping shall be conducted by the approved biologist while walking transects throughout the entire Project site plus all accessible areas within a 250-foot*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		radius from the Project site. The centerline of these transects shall be no more than 50 feet apart and shall vary in width to account for changes in terrain and vegetation that can preclude complete visual coverage of the area. For example, in hilly terrain with patches of tall grass, transects shall be closer together, and in open areas with little vegetation, they can be 50 feet apart. This methodology is consistent with current survey protocols for this species (California Burrowing Owl Consortium 1993). Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. If suitable habitat is identified during the initial survey, and if the Project does not fully avoid the habitat, pre-construction surveys shall be required. Burrowing owl habitat is fully avoided if Project-related activities do not impinge on a 250foot buffer established by the approved biologist around suitable burrows. See Chapter 10 for the process to conduct and submit survey information. • *AMM WBO-2 (Western Burrowing Owl Pre-Construction Surveys): Prior to any Covered Activity ground disturbance, an approved biologist shall conduct pre-construction surveys in all areas that were identified as suitable habitat during the initial surveys. The purpose of the pre-construction surveys is to document the presence or absence of burrowing owls on the Project site, particularly in areas within 250 feet of construction activities. To maximize the likelihood of detecting owls, the pre-construction survey shall last a minimum of 3 hours. The survey shall begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total), or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project sites. A minimum of two pre-construction surveys shall be conducted (if owls are detected on the first survey, a second survey is not needed). All owls observed shall be counted and their location shall be mapped. Surveys shall conclude no more than 2 calendar days prior to construction. Therefore, the Third-Party Project Proponent must begin surveys no more than 4 days prior to construction (2 days of surveying plus up to 2 days between surveys and construction). To avoid last-minute changes in schedule or contracting that may occur if burrowing owls are found, the Third-Party Project Proponent may also conduct a preliminary survey up to 15 days before construction. This preliminary survey may count as the first of the two required surveys as long as the second survey concludes no more than 2 calendar days in advance of*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		construction. • *AMM WBO-3 (Burrowing Owl Avoidance): If western burrowing owl or evidence of western burrowing owl is observed on the Project site or within 250 feet of the Project site during pre-construction surveys, then the following shall occur:* ***During Breeding Season**: If the approved biologist finds evidence of western burrowing owls within a Project site during the breeding season (February 1 through August 31), all Project-related activities shall avoid nest sites during the remainder of the breeding season or while the nest remains occupied by adults or young (nest occupation includes individuals or family groups foraging on or near the site following fledging). Avoidance is establishment of a minimum 250-foot buffer zone around nests. Construction and other Project-related activities may occur outside of the 250-foot buffer zone. Construction and other Project-related activities may be allowed inside of the 250-foot non-disturbance buffer during the breeding season if the nest is not disturbed, and the Third-Party Project Proponent develops an avoidance, minimization, and monitoring plan that is approved by the Implementing Entity (i.e., the South Sacramento Conservation Agency) and Wildlife Agencies (i.e., the USFWS and CDFW) prior to Project construction based on the following criteria:* o *The Implementing Entity (i.e., the South Sacramento Conservation Agency) and Wildlife Agencies (i.e., the USFWS and CDFW) approve of the avoidance and minimization plan provided by the Project applicant.* o *An approved biologist monitors the owls for at least 3 days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).* o *The same approved biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.* *If there is any change in owl nesting and foraging behavior as a result of construction activities, the approved biologist shall have authority to shut down activities within the 250-foot buffer. Construction cannot resume within the 250-foot buffer until any owls present are no longer affected by nearby construction activities, and with written concurrence from the Wildlife*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Agencies. *If monitoring by the approved biologist indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use, the non-disturbance buffer zone may be removed if approved by the Wildlife Agencies. The approved biologist shall excavate the burrow in accordance with the latest California Department of Fish and Wildlife guidelines for burrowing owl to prevent reoccupation after receiving approval from the Wildlife Agencies.* *The Implementing Entity and Wildlife Agencies shall respond to a request from the Third-Party Project Proponent to review the proposed construction monitoring plan within 21 days.* ***During Non-Breeding Season**: During the non-breeding season (September 1 through January 31), the approved biologist shall establish a minimum 250-foot non-disturbance buffer around occupied burrows. Construction activities outside of this 250-foot buffer shall be allowed. Construction activities within the non-disturbance buffer shall be allowed if the following criteria are met to prevent owls from abandoning overwintering sites:* o *An approved biologist monitors the owls for at least 3 days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).* o *The same approved biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.* o *If there is any change in owl foraging behavior as a result of construction activities, the approved biologist shall have authority to shut down activities within the 250foot buffer.* o *If the owls are gone for at least 1 week, the Third-Party Project Proponent may request approval from the Implementing Entity (i.e., the South Sacramento Conservation Agency) and Wildlife Agencies (i.e., the USFWS and CDFW) that an approved biologist excavate usable burrows and install one-way exclusionary devices to prevent owls from re-occupying the site. After all usable burrows are excavated, the buffer zone shall be removed and construction may continue.* *Monitoring must continue as described above for the non-breeding season as*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		long as the burrow remains active. • *AMM WBO-4 (Burrowing Owl Construction Monitoring): During construction of Covered Activities, 250-foot construction buffer zones shall be established and maintained around any occupied burrow. An approved biologist shall monitor the site to ensure that buffers are enforced and owls are not disturbed. The approved biologist shall also train construction personnel on avoidance procedures, buffer zones, and protocols in the event that a burrowing owl flies into an active construction zone.* • *AMM WBO-5 (Burrowing Owl Passive Relocation): Passive relocation is not allowed without the express written approval of the Wildlife Agencies. Passive owl relocation may be allowed on a case-by-case basis on Project sites during the non-breeding season (September 1 through January 31) with the written approval of the Wildlife Agencies if the other measures described in this condition preclude work from continuing. Passive relocation must be done in accordance with the latest California Department of Fish and Wildlife guidelines for burrowing owl. Passive relocation shall only be proposed if the burrow needing to be removed or with the potential to collapse from construction activities is the result of a Covered Activity. If passive relocation is approved by the Wildlife Agencies, an approved biologist can passively exclude birds from their burrows during the non-breeding season by installing one-way doors in burrow entrances. These doors shall be in place for 48 hours to ensure that owls have left the burrow, and then the biologist shall excavate the burrow to prevent reoccupation. Burrows shall be excavated using hand tools only. During excavation, an escape route shall be maintained at all times. This may include inserting an artificial structure into the burrow to avoid having materials collapse into the burrow and trap owls inside. Other methods of passive relocation, based on best available science, may be approved by the Wildlife Agencies over the 50-year Permit Term.* • *AMM WBO-6 (Burrowing Owl Timing of Maintenance Activities): All activities adjacent to existing or planned Preserves, Preserve Setbacks, or Stream Setback areas shall be seasonally timed, when safety permits, to avoid or minimize adverse effects on occupied burrows.* • *AMM WBO-7 (Rodent Control): Rodent control shall be allowed only in developed portions of a Covered Activity Project site within western burrowing*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		owl modeled habitat. Where rodent control is allowed, the method of rodent control shall comply with the methods of rodent control discussed in the 4(d) Rule published in the U.S. Fish and Wildlife Service's (2004) final listing rule for tiger salamander. ***Mitigation Measure 3.3-7:*** *The Project proponent shall implement the following SSHCP AMMs to the satisfaction of the City to avoid direct and indirect effects on covered raptor species. This measure applies to loggerhead shrike (Lanius ludovicianus), northern harrier (Circus cyaneus), and white-tailed kite (Elanus leucurus). The following AMMs do not apply to ferruginous hawk (Buteo regalis), as they do not nest in the Plan Area. The following AMMs also do not apply to Swainson's hawk or burrowing owl, as specific AMMs have been developed for these covered raptor species and are included in separate mitigation measures.* • *AMM RAPTOR-1 (Raptor Surveys): An approved biologist shall conduct a field investigation to determine if existing or potential nesting sites are present within the Project footprint and adjacent areas within 0.25 mile of the Project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. The Project proponent shall map all existing or potential nesting sites and provide these maps to the Local Land Use Permittees (i.e., City of Rancho Cordova) and Implementing Entity (i.e., the South Sacramento Conservation Agency). Nesting sites must also be noted on plans that are submitted to a Local Land Use Permittee. See Chapter 10 for the process to conduct and submit survey information.* • *AMM RAPTOR-2 (Raptor Pre-Construction Surveys): Pre-construction surveys shall be required to determine if active nests are present with a Project footprint or within 0.25 mile of a Project footprint if existing or potential nest sites are found during initial surveys and construction activities shall occur during the raptor breeding season. An approved biologist shall conduct pre-construction surveys within 30 days and 3 days of ground disturbing activities within the proposed Project footprint and within 0.25 mile of the proposed Project footprint to determine presence of nesting covered raptor species. Preconstruction surveys shall be conducted during the raptor breeding season. If a nest is present, then RAPTOR-3 and RAPTOR-4 shall be implemented. The approved biologist shall inform the Land Use Authority Permittee and*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Implementing Entity of species locations, and they in turn shall notify the Wildlife Agencies. • *AMM RAPTOR-3 (Raptor Nest/Roost Buffer): If active nests are found within the Project footprint or within 0.25 mile of any Project-related Covered Activity, the Third-Party Project Proponent shall establish a 0.25 mile temporary nest disturbance buffer around the active nest until the young have fledged.* • *AMM RAPTOR-4 (Raptor Nest/Roost Buffer Monitoring): If Project-related Covered Activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an approved biologist experienced with raptor behavior shall be retained by the Third-Party Project Proponent to monitor the nest throughout the nesting season and to determine when the young have fledged. The approved biologist shall be on site daily while construction-related activities are taking place within the disturbance buffer. Work within the temporary nest disturbance buffer can occur with the written permission of the Implementing Entity and Wildlife Agencies. If nesting raptors begin to exhibit agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, the approved biologist/monitor shall have the authority to shut down construction activities. If agitated behavior is exhibited, the biologist, Third-Party Project Proponent, Implementing Entity, and Wildlife Agencies shall meet to determine the best course of action to avoid nest abandonment or take of individuals. The approved biologist shall also train construction personnel on the required avoidance procedures, buffer zones, and protocols in the event that a covered raptor species flies into an active construction zone (i.e., outside the buffer zone).* ***Mitigation Measure 3.3-8:*** *The Project proponent shall implement the following measure to avoid or minimize impacts on other protected bird species that may occur on the site:* • *Prior to any ground disturbance a pre-construction survey for protected bird species shall be completed. This survey shall be conducted in the morning or evening hours within 30 days prior to any construction activities. The entire site shall be surveyed for birds, nests and nesting behavior. Common nesting behavior by birds includes; collecting nesting materials, bringing food items to*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		a nest and vocalizations from young or from adults to attract a mate and to establish or defend a nesting territory. A construction-free buffer of suitable dimensions must be established around any active migratory bird nests (up to 250 feet, depending on the location and species) for the duration of the Project or until it has been determined that the chicks have fledged and are independent of their parents.	
Impact 3.3-5: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Mammals	PS	***Mitigation Measure 3.3-9:*** *The Project proponent shall implement the following SSHCP AMMs to the satisfaction of the City to avoid or minimize impacts on protected bat species that may occur on the site:* • *AMM BAT-1 (Winter Hibernaculum Surveys): An approved biologist shall conduct a field investigation of the Project footprint and adjacent areas within 300 feet of a Project footprint to determine if a potential winter hibernaculum is present, and to identify and map potential hibernaculum sites. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. If potential hibernaculum sites are found, the Project proponent shall note their locations on Project designs and shall design the Project to avoid all areas within a 300-foot buffer around the potential hibernaculum sites. Winter hibernaculum habitat is fully avoided if Project-related activities do not impinge on a 300-foot buffer established by the approved biologist around an existing or potential winter hibernaculum site.* • *AMM BAT-2 (Winter Hibernaculum Pre-Construction Surveys): If the Project proponent elects not to avoid potential winter hibernaculum sites within the Project footprint plus a 300-foot buffer, additional surveys are required. Prior to any ground disturbance related to Covered Activities, an approved biologist shall conduct a preconstruction survey within 3 days of ground-disturbing activities within the Project footprint and 300 feet of the Project footprint to determine the presence of winter hibernaculum sites. Pre-construction surveys shall be conducted during the winter hibernaculum season (November 1 through March 31). If a winter hibernaculum is present, then BAT-3 and BAT-4 shall be implemented. The approved biologist shall inform the City of Rancho Cordova and Implementing Entity (i.e., the South Sacramento Conservation Agency) of species locations, and they in turn shall notify the Wildlife Agencies (i.e., the USFWS and CDFW).*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		• *AMM BAT-3 (Winter Hibernaculum Buffer): If active winter hibernaculum sites are found within the Project footprint or within 300 feet of the Project footprint, the Project proponent shall establish a 300-foot temporary disturbance buffer around the active winter hibernaculum site until bats have vacated the hibernaculum and the Implementing Entity and Wildlife Agencies concur.* • *AMM BAT-4 (Bat Eviction Methods): An approved biologist shall determine if non-maternity and non-hibernaculum day and night roosts are present on the Project site. If necessary, an approved biologist shall use safe eviction methods to remove bats if direct impacts to non-maternity and non-hibernaculum day and night roosts cannot be avoided. If a winter hibernaculum site is present, Covered Activities shall not occur until the hibernaculum is vacated, or, if necessary, safely evicted using methods acceptable to the Wildlife Agencies.* ***Mitigation Measure 3.3-10:*** *The Project proponent shall implement the following measure to avoid or minimize impacts on American badger that may occur on the site:* • *A qualified biologist shall conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey shall be provided to the Project proponent for their records, and no additional measures are recommended. If construction does not commence within 14 days of the preconstruction survey, or halts for more than 14 days, a new survey is required. The results of the survey shall be submitted to the City's Planning Department.* • *If American badgers or their dens are found during the survey, additional avoidance measures shall be implemented, including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities, performing a Worker Awareness Training to all construction workers, and being present on the Project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord. The results of the survey shall be submitted to the City's Planning Department.*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.3-6: The Project has the potential to, directly or indirectly, have a substantial adverse effect through habitat modifications or reductions, cause populations to drop below self-sustaining levels, substantially eliminate a community, or substantially reduce the number of, or restrict the range of, an endangered, rare or threatened species, including those considered candidate, sensitive, or special-status, in local or regional plans, policies, regulations, or by the CDFW or USFWS - Plants	PS	***Mitigation Measure 3.3-11:*** *The Project proponent shall implement the following measure to the satisfaction of the City to avoid or minimize impacts on special-status plants that may occur on the site:* • *AMM PLANT-1 (Rare Plant Surveys): The Project site shall be surveyed for rare plants, specifically including Ahart's dwarf rush (Juncus leiospermus var. ahartii), Dwarf downingia (Downingia pusilla), pincushion navarretia (Navarretia myersii ssp. myersii), and hoary navarretia (Navarretia eriocephala), by an approved biologist and following the CDFW rare plant survey protocols (CDF 2009) or the most recent CDFW rare plant survey protocols. An approved biologist will conduct the field surveys and will identify and map plant species occurrences according to the protocols.* • *AMM PLANT-2 (Rare Plant Protection): If a rare plant listed in AMM PLANT-1 is detected within an area proposed to be disturbed by a Covered Activity or is detected within 250 feet of the area proposed to be disturbed by a Covered Activity, the Implementing Entity (i.e., the South Sacramento Conservation Agency) will assure one unprotected occurrence of the species is protected within a SSHCP Preserve before any ground disturbance occurs at the Project site.* • *AMM ORCUTT-1 (Orcutt Grass Surveys): The Project site will be surveyed for Sacramento and slender Orcutt grass by an approved biologist following CDFW rare plant survey protocols (CDFG 2009) or most recent CDFW guidelines to determine if Sacramento and/or slender Orcutt grass is present. An approved biologist will conduct the field investigation to identify and map occurrences.* • *AMM ORCUTT-2 (Orcutt Grass Protection): Where known or new Sacramento or slender Orcutt grass occurrences are found, they will be protected within an SSHCP Preserve that is at least 50 acres. The occurrence will be located interior to the Preserve at a distance of no less than 300 feet from the edge of the Preserve boundary. If a Project proponent encounters a previously undiscovered occurrence of Sacramento or slender Orcutt grass on a Covered Activity Project site, the Project proponent will contact the Implementing Entity or City of Rancho Cordova with authority over the Project, who will coordinate with the Wildlife Agencies (i.e., the USFWS and CDFW) for written concurrence of avoidance to ensure that the Project does not cause take of the*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		species.	
Impact 3.3-7: The Project has the potential to have substantial adverse effect on federally- or state-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	PS	*Implement* ***Mitigation Measure 3.5-1.*** ***Mitigation Measure 3.3-11****: Prior to any construction activities that would disturb a jurisdictional feature, The Project proponent shall submit a wetland delineation, site plan, and mitigation methods to the City of Rancho Cordova and the SSHCP. The Project proponent shall submit a SSHCP permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that coverage provided by City's SSHCP Aquatic Resources Program be extended to the proposed activities. The City of Rancho Cordova shall review the SSHCP permit application for consistency with all of the SSHCP requirements and provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova.* *Additionally, the Project applicant shall participate in the SSHCP Aquatic Resources Program (ARP) by paying the applicable mitigation fee for the loss of jurisdictional aquatic features. Costs for the aquatic resources compensatory mitigation projects shall be covered through the Covered Activity project mitigation fees collected under the SSHCP. The SSHCP includes a fee structure that is distinguished by land cover type. This approach accounts for variations in costs associated with the particular requirements for each land cover type. The Project proponent shall pay fees based on the land cover types affected by the development Project and the fee schedule.* ***Mitigation Measure 3.3-12****: The Project proponent shall implement the following SSHCP Avoidance and Minimization Measures (AMMs) to the satisfaction of the City to avoid direct and indirect effects of Covered Activities on Aquatic land covers of the Verna Pool Ecosystem:* • *AMM LID-1 (Stormwater Quality): When the size of a Covered Activity project exceeds the thresholds established by the State Water Resources Control Board (SWRCB) (see the most recent Stormwater Quality Design Manual for the Sacramento and South Placer Regions, or future SWRCB-approved design manuals applicable to the Plan Area), incorporate stormwater management into site design to satisfy the requirements outlined in the most recent*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Stormwater management may include groundwater recharge (LID-2) and natural site features (LID-3). • *AMM LID-2 (Groundwater Recharge): When siting SSHCP Preserves containing Riparian, Open Water, or Freshwater Marsh SSHCP land cover types, the Implementing Entity (i.e., the South Sacramento Conservation Agency) will prioritize locations that are suitable for groundwater recharge.* • *AMM LID-3 (Natural Site Features): Incorporate preservation of a site's natural aquatic features (such as creeks and streams) into project design to retain natural hydrologic patterns and to retain habitat that might be used by Covered Species.* • *AMM BMP-1 (Construction Fencing): Orange construction fencing will be installed to ensure that ground disturbance does not extend beyond the allowed construction footprint (i.e., the limit of project construction plus equipment staging areas and access roads). Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will mark the outer boundary of any Preserve Setback or Stream Setback adjacent to or within the project site with orange construction fencing prior to ground disturbance. This fencing will remain in place until project completion, as identified by the Plan Permittee.* • *AMM BMP-2 (Erosion Control): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will install temporary control measures for sediment, stormwater, and pollutant runoff as required by the Plan Permittee to protect water quality and species habitat. Silt fencing or other appropriate sediment control device(s) will be installed downslope of any Covered Activity that disturbs soils.* *Fiber rolls and seed mixtures used for erosion control will be certified as free of viable noxious weed seed. As discussed in Section 5.4.2, Covered Species Take Avoidance and Minimization Measures, erosion controls installed in or adjacent to Plan Area modeled habitat for giant gartersnake (Thamnophis gigas), western pond turtle (Actinemys marmorata), California tiger salamander (California tiger salamander), or western spadefoot (see Chapter 3) must be of appropriate design and materials that will not entrap the species (e.g., not contain mesh netting). Regular monitoring and maintenance of the*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		project's erosion control measures will be conducted until project completion to ensure effective operation of erosion control measures. • *AMM BMP-3 (Equipment Storage and Fueling): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will ensure that equipment storage and staging will occur in the development footprint only (not sited in any existing on-site Preserve, planned on-site Preserve, Preserve Setback, Stream Setback, or aquatic land cover type). Fuel storage and equipment fueling will occur away from waterways, stream channels, stream banks, and other environmentally sensitive areas within the development footprint.* *However, certain equipment storage and fueling activities can be allowed on Preserves within habitat re-establishment/establishment sites (refer to Section 5.2.7) if no location outside of the site is available. If a Covered Activity results in a spill of fuel, hydraulic fluid, lubricants, or other petroleum products, the spill will be absorbed and waste disposed of in a manner to prevent pollutants from entering a waterway, Preserve, Preserve Setback, or Stream Setback.* • *AMM BMP-4 (Erodible Materials): Plan Permittees and Third-Party Project Proponents implementing Covered Activities must not deposit erodible materials into waterways. Vegetation clippings, brush, loose soils, or other debris material will not be stockpiled within stream channels or on adjacent banks. Erodible material must be disposed of such that it cannot enter a waterway, Preserve, Preserve Setback, Stream Setback, or aquatic land cover type. If water and sludge must be pumped from a subdrain or other structure, the material will be conveyed to a temporary settling basin to prevent sediment from entering a waterway.* • *AMM BMP-5 (Dust Control): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will water active construction sites regularly, if warranted, to avoid or minimize impacts from construction dust on adjacent vegetation and wildlife habitats. No surface water will be used from aquatic land covers; water will be obtained from a municipal source or existing groundwater well.* • *AMM BMP-6 (Construction Lighting): Plan Permittees and Third-Party Project Proponents implementing ground-disturbing Covered Activities will direct all temporary construction lighting (e.g., lighting used for security or nighttime*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		equipment maintenance) away from adjacent natural habitats, and particularly Riparian and Wetland habitats and wildlife movement areas. • *AMM BMP-7 (Biological Monitor): If a Covered Activity includes ground disturbance within Covered Species modeled habitat, an approved biologist will be on site during the period of ground disturbance, and may need to be on site during other construction activities depending on the Covered Species affected. After ground-disturbing project activities are complete, the approved biologist will train an individual to act as the on-site construction monitor for the remainder of construction, with the concurrence of the Permitting Agencies. The on-site monitor will attend the training described in BMP-8. The approved biologist and the on-site monitor will have oversight over implementation of Avoidance and Minimization Measures, and will have the authority to stop activities if any of the requirements associated with those measures are not met. If the monitor requests that work be stopped, the Wildlife Agencies Agencies (i.e., the USFWS and CDFW) will be notified within one working day by email. The approved biologist and/or on-site monitor will record all observations of listed species on California Natural Diversity Database field sheets and submit them to the California Department of Fish and Wildlife. The approved biologist or on-site monitor will be the contact source for any employee or contractor who might inadvertently kill or injure a Covered Species or who finds a dead, injured or entrapped individual. The approved biologist and on-site monitor's names and telephone numbers will be provided to the Wildlife Agencies prior to the initiation of ground-disturbing activities. Refer to species-specific measures for details on requirements for biological monitors.* • *AMM BMP-11 (Speed Limit): Project-related vehicles will observe the posted speed limits on paved roads and a 10-mile-per-hour speed limit on unpaved roads and during travel in project areas. Construction crews will be given weekly tailgate instruction to travel only on designated and marked existing, cross-country, and project-only roads.* • *AMM ROAD-1 (Road Project Location): Road projects will be located in the least environmentally sensitive area to avoid, to the maximum extent practicable, impacts on Covered Species, Covered Species habitat, and waters of the United States. Road project alignments will follow existing roads, road*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		easements, and rights-of-way, or be sited in disturbed areas to minimize habitat loss and additional habitat fragmentation. • *AMM UTILITY-4 (Siting of Entry and Exit Location): The entry and exit locations for the trenchless construction method (see Utility-3) will be sited to avoid impacts to vernal pools and Riparian Woodland, and to avoid direct take of SSHCP Covered Species.* • *AMM EDGE-4 (Locate Stormwater Control Outside Preserves): Roads, sidewalks, and other impermeable surfaces of Urban Development Covered Activities adjacent to existing or planned Preserves will slope away from Preserves and Preserve Setbacks or intercept drainage with swales or curbs and gutters to preclude drainage from entering Preserves and Preserve Setbacks. Stormwater flows must be directed away from Preserves and Preserve Setbacks and directed into stormwater control facilities inside the development (outside Preserves and Preserve Setbacks) (see EDGE-6 for exception to EDGE-4 in certain SSHCP Linkage Preserves).* • *AMM EDGE-5 (Stormwater Control in Preserve Setbacks): If trails are established in any Preserve Setback in compliance with EDGE-3, the trail must be sloped away from the Preserve, and rainwater leaving the trail surface must flow into an adjacent low-velocity bio-retention swale or cell to keep rainwater runoff and trail contaminants from entering the Preserve. Low-velocity bio-retention swales or cells are typically small linear features placed on one or both sides of a trail. As required by EDGE-3, trails and their adjacent bio-retention swales or cells must be located on the side of the Preserve Setback nearest development.* • *AMM EDGE-6 (Detention Basins in Linkage Preserves): Because planned SSHCP Linkage Preserves L1, L2, L4, L7, L8, L9, and L10 (see Section 7.5) surround natural creeks or streams that must receive stormwater from planned adjacent Urban Development Covered Activities, a limited number of stormwater detention basins will be allowed on those Linkage Preserves. Detention basins within Linkage Preserves (see Section 5.2.7) will be designed and constructed with fill material to build up the perimeter of the detention basin so as not to impact the soil restrictive layer (duripan or hardpan) and function of the soil perched aquifer. Detention basins within Linkage Preserves will capture stormwater flows and runoff, and will discharge water to the*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		stream/creek or percolate collected water to the soil perched aquifer. Detention basin structures that collect stormwater entering the basin or convey stormwater leaving the basin must be designed to avoid and minimize effects to Covered Species habitat in the Linkage Preserve. • *AMM EDGE-7 (Hardpan/Duripan Protection): To protect the soil perched aquifer and the micro-watersheds supporting existing vernal pool hydrology, activities that have the potential to cut into, disrupt, or remove the soil's restrictive layer (hardpan or duripan) will not occur within Preserves or Preserve Setbacks. However, in certain circumstances, the Covered Activities defined in Section 5.2.6, Covered Activities in Stream Setbacks in the UDA, and Section 5.2.8, Covered Activities in the Laguna Creek Wildlife Corridor of the Preserve System, may result in punctures or other minor disruptions of the soil hardpan or duripan if approved by the Implementing Entity and the Technical Advisory Committee according to the process described in Chapter 9 of the SSHCP. If a Covered Activity on a Preserve or Preserve Setback results in a puncture or other disruption to the soil hardpan or duripan, the puncture will be sealed using bentonite clay or other material that maintains the functionality of the soil's restrictive layer and associated perched aquifer.*	
Impact 3.3-8: The Project has the potential to have substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	LS	None required	--
Impact 3.3-9: The Project has the potential to interfere substantially with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites	LS	None required	--
Impact 3.3-10: The Project may result in conflicts with local policies or ordinances protecting biological resources, such as a tree	LS	None required	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
preservation policy or ordinance			
Impact 3.3-11: The Project may result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	LS	None required	--
CULTURAL AND TRIBAL RESOURCES			
Impact 3.4-1: Project implementation has the potential to cause a substantial adverse change to a significant historical or archaeological resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074	PS	***Mitigation Measure 3.4-1:*** *Prior to any ground-disturbing activities on the Project site, a qualified archaeologist shall conduct pre-construction worker cultural resources sensitivity training. The training session shall focus on the recognition of the types of historical and cultural, including Native American, resources that could be encountered, procedures to be followed if resources are found, and pertinent laws protecting these resources. Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to attend the training.* *Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to monitor ground-disturbing activities during construction and shall be provided with any safety requirements that shall be followed during any ground-disturbing and construction activities.* *If any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources or tribal cultural resources are found during grading and construction activities, all work shall be halted immediately within a 100-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s) and until the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community have been contacted and invited to review and document the find.* *Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; or 3) not a significant Public Trust Resource.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		If a significant finding is made, a plan must be developed for this inadvertent finding. Measures to potentially address a subsurface finding could include one or more of the following depending upon the nature of the find: recordation of the finding; further efforts to define the extent and nature of the resource; preservation in place, and re-design to ensure long-term preservation of the resource; and/or data recovery excavations. *If Native American resources are identified, a Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission, may also be required and, if required, shall be retained at the Applicant's expense. Additionally, if any of these resources are identified, the Shingle Springs Band of Miwok Indian shall be consulted to go over the process to protect any potentially important or sacred resources, particularly if located along the on-site aquatic resources.*	
Impact 3.4-2: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries	PS	***Mitigation Measure 3.4-2:*** *If human remains are discovered during the course of construction during any phase of the Project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the Sacramento County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:* • *The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.* • *The Shingle Springs Band of Miwok Indian shall be consulted to go over the process to protect any human remains, particularly if located along the on-site aquatic resources.* • *The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		subsurface disturbance when any of the following conditions occurs: o *The Native American Heritage Commission is unable to identify a descendent.* o *The descendant identified fails to make a recommendation.* o *The City of Rancho Cordova or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.*	
GEOLOGY AND SOILS			
Impact 3.5-1: Project implementation would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking or seismic related ground failure	LS	None required.	--
Impact 3.5-2: Project construction and implementation has the potential to result in substantial soil erosion or the loss of topsoil	PS	***Mitigation Measure 3.5-1:*** *Prior to any site disturbance, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Rancho Cordova and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.*	LS
Impact 3.5-3: The Project has the potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of Project implementation, and potentially result in landslide, lateral	PS	***Mitigation Measure 3.5-2:*** *Prior to final design approval and issuance of building permits for each phase of the Project, the Project applicant shall submit to the City of Rancho Cordova Building and Safety Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The design-level report shall address, at a minimum, the*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
spreading, subsidence, liquefaction or collapse		*following:* • *Compaction specifications and subgrade preparation for onsite soils;* • *Structural foundations, including concrete design that addresses potential soils corrosivity;* • *Grading practices; and* • *Expansive/unstable soils.* *The design-level geotechnical engineering report shall include a summary of the site, soil, and groundwater conditions, seismicity, laboratory test data, exploration data and a site plan showing exploratory locations and improvement limits. The report shall include borings/test pits for park sites and include recommendations for park site development, including the potential to amend soils, if necessary, during the preliminary grading of the Project site during the first phase of construction activities. The report shall be signed by a licensed California Geotechnical Engineer. Design-level recommendations shall be included in the foundation and improvement plans and approved by the City of Rancho Cordova Public Works Department prior to issuance of any building permits.*	
Impact 3.5-4: The Project would not be located on expansive soil creating substantial risks to life or property	LS	None required.	--
Impact 3.5-5: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource	PS	***Mitigation Measure 3.5-3:*** *If any paleontological resources are found during grading and construction activities, all work shall be halted immediately within a 200-foot radius of the discovery until a qualified paleontologist has evaluated the find.* *Work shall not continue at the discovery site until the paleontologist evaluates the find and makes a determination regarding the significance of the resource and identifies recommendations for conservation of the resource, including preserving in place or relocating on the* Project *site, if feasible, or collecting the resource to the extent feasible and documenting the find with the University of California Museum of Paleontology.*	LS
GREENHOUSE GASES, CLIMATE CHANGE, AND ENERGY			
Impact 3.6-1: The Project has the potential to generate construction-related GHGs, either	PS	*Implement* ***Mitigation Measure 3.6-1.***	LS

<table>
<tr><th>ENVIRONMENTAL IMPACT</th><th>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</th><th>MITIGATION MEASURE</th><th>RESULTING LEVEL OF SIGNIFICANCE</th></tr>
<tr><td>directly or indirectly, that may have a significant effect on the environment</td><td></td><td></td><td></td></tr>
<tr><td>Impact 3.6-2: The Project has the potential to generate operation-related GHGs, either directly or indirectly, that may have a significant effect on the environment</td><td>PS</td><td>Mitigation Measure 3.6-1: The Project shall comply with the GHG Reduction Plan for The Ranch throughout all phases of Project construction and operation.

<u>The Ranch GHG Reduction Plan</u>

The Project shall implement all measures shown in the table below that are identified as "Incorporated into Project Design" or "Mitigation Measure" in order to reduce the Project's net operational emissions, including amortized construction emissions, to an emissions level that meet the SMAQMD threshold for GHG emissions. It is noted that incorporation of the three SMAQMD-Recommended CalEEMod Measures to Reduce GHGs that are identified as "Mitigation Measures" in the below table would reduce the Project's net operational emissions, including amortized construction emissions, to 5,336.3 MT CO_2e, as shown in Table 3.6-7 of the Draft EIR. Implementation of the required carbon offset purchase, as described in the below table, will ensure that the Project meets SMAQMD thresholds as it ensures the Project will purchase adequate carbon offsets to reduce all remaining emissions over SMAQMD thresholds to a level that meets the threshold.
<table>
<tr><th>GHG REDUCTION MEASURE</th><th>APPLICABILITY</th><th>IMPLEMENTATION</th></tr>
<tr><td colspan="3">SMAQMD-RECOMMENDED CALEEMOD MEASURE TO REDUCE GHGS[1]</td></tr>
<tr><td>LUT-1 Increase Density: Project more dense than typical developments</td><td>Not applicable. Project is under minimum density required (eight units per acre).</td><td>Not applicable.</td></tr>
<tr><td>LUT-3 Increase Diversity of Land Uses: Different types of land uses are near each other</td><td>Incorporated into Project Description. Project provides single family residential, multifamily residential, commercial, senior community clubhouse, parks and recreation, and open space land uses.</td><td>Included in Project design as described in the Project Description. No additional implementation required.</td></tr>
</table>
</td><td>LS</td></tr>
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ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
		LUT-9 Improve Walkability Design: Walkable street network	Incorporated into Project Description. Project is designed with a walkable street pattern, with 123.53 intersections per square mile, multiple bicycle/pedestrian connections, an off-street trail system, and bicycle lanes to encourage walkability.	Included in Project design as described in the Project Description. No additional implementation required.	
		LUT-4 Improve Destination Accessibility: Project close to regional employment or destination center	Incorporated into Project Description. Project is located 12.3 miles from a regional employment center.	Included in Project design as described in the Project Description. No additional implementation required.	
		LUT-5 Increase Transit Accessibility: Project near high-quality transit	Not applicable. While Project would provide a transit stop for the planned regional transit line, transit is currently limited in the area.	Not applicable.	
		LUT-6 Integrate Below Market Rate Housing: Incorporates affordable housing	Not applicable. The Project includes two multifamily components, but does not include affordable housing.	Not applicable.	
		SDT-1 Improve Pedestrian Network: On-site pedestrian access network links all of project internally and externally	Incorporated into Project Description. Project is designed with a walkable street pattern, with 123.53 intersections per square mile, multiple bicycle/pedestrian connections, an off-street trail system, and bicycle lanes to encourage walkability.	Included in Project design as described in the Project Description. No additional implementation required.	
		SDT-2 Provide Traffic Calming Measures: Projects streets and intersections feature traffic calming	Incorporated into Project Description. Project has been designed to include a range of traffic-calming street design features, such as narrower streets,	Included in Project design as described in the Project Description. No additional implementation required.	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
		features	limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii.		
		SDT-3 Implement a Neighborhood Electric Vehicle (NEV) Network: Project provides a viable NEV network	Incorporated into Project Design. While the Project does not include a traditional NEV, the Project would support electric vehicle use through installing EV charging stations throughout the Project site, such that at least 50% of single family residences and 5% of parking spaces within the commercial, park and recreation, and multi-family land uses will have EV charging stations to reduce reliance on gasoline-fueled vehicles.	Included in Project design as described in the Project Description. No additional implementation required.	
		PDT-1 Limit Parking Supply: Parking supply below Institute of Transportation Engineers (ITE) rates	Not applicable. The suburban context of the Project is not appropriate for this measure.	Not applicable.	
		PDT-2 Unbundle Parking Costs: Parking cost separate from property costs	Not applicable. Project design incorporates garages into the single family residential units and does not have significant opportunities	Not applicable.	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
			for unbundled parking costs.		
		TST-1 Provide a Bus Rapid Transit (BRT) System: Establish a BRT line with permanent operational funding stream	Not applicable. While the Project will provide for an expanded transit system through providing a transit stop in accordance with the City's transit plan, it will not create an independent funding source for transit.	Not applicable.	
		TST-3 Expand Transit Network: Establishes or enhances bus line with permanent operational funding stream	Not applicable. While the Project will provide for an expanded transit system through providing a transit stop in accordance with the City's transit plan, it will not create an independent funding source for transit.	Not applicable.	
		TST-4 Increase Transit Frequency: Reduces headways of existing transit	Not applicable. While the Project will provide for an expanded transit system through providing a transit stop in accordance with the City's transit plan, it will not create an independent funding source for transit that would reduce headways.	Not applicable.	
		TRT-1&2 Implement Trip Reduction Program: Transportation Management Association (TMA) membership or other comprehensive services	Mitigation Measure. Mitigation Measure 3.6-1 requires the Project to join a Transportation Management Association (all employees located within the Project site to be eligible to participate).	Prior to issuance of occupancy permits for each construction phase of the Project, the Project applicant shall demonstrate that the residential, commercial, and parks and recreation uses associated with each phase have a permanent commitment, demonstrated through CC&Rs or comparable	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
				permanent mechanisms, have joined a Transportation Management Association and ensures payment of annual fees for on-going participation. The Transportation Management Association shall grant all employees located within the Project site eligibility to participate).	
		BE-1 Exceed Title 24 California Code of Regulations, known as the California Building Standards Code(Title 24): Use less energy than allowed by Title 24	Mitigation Measure. Mitigation Measure 3.6-1 requires the Project to exceed the 2016 Title 24 requirements by 2 percent	Prior to issuance of building permits for each construction phase of the Project, including all residential, commercial, and parks and recreation uses, the Project applicant shall demonstrate that the phase exceeds the 2016 Title 24 requirements for energy use and efficiency by a minimum of 2 percent. The documentation shall identify specific Project components, such as building materials and design, lighting improvements beyond the minimum required by LE-1, etc. and the associated reduction with each component beyond the Title 24 requirements.	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
		LE-1 Install High Efficiency Lighting: Make use of high-efficient outdoor and public lighting	Incorporated into Project Design. The Project proposes to install energy-efficient (i.e., LED or better) lighting for all outdoor lighting.	Included in Project design as described in the Project Description. No additional implementation required.	
		BE-4 Energy Efficient Appliances: Use appliances more energy efficient than standard models	Incorporated into Project Design. The Project proposes to install energy-efficient appliances.	Included in Project design as described in the Project Description. No additional implementation required.	
		AE-1 On-site Renewable Energy: Establish on-site renewable energy. (No Ozone Precursor reductions if NO_X intensity is higher than electric utility.)	Incorporated into Project Design. The Project would generate a minimum of 95% of electricity via renewable energy via either on-site energy generation and/or through a contract with SMUD.	Included in Project design as described in the Project Description. No additional implementation required.	
		WUW-2 Apply Water Conservation Strategy: Reduce indoor and outdoor water use	Incorporated into Project Design. The Project would	Included in Project design as described in the Project Description. No additional implementation required.	
		WSW-1 Use Reclaimed Water: Project utilizes non-potable water	Not applicable. Nonpotable water is not available to the Project site.	Not applicable.	
		WSW-2 Use Grey Water: Project reuses onsite water	Not applicable. The Project does not have significant opportunities to reuse onsite water.	Not applicable.	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*			*RESULTING LEVEL OF SIGNIFICANCE*
		WUW-1 Install Low-Flow Bathroom Faucet, Install Low-Flow Kitchen Faucet, Install Low-flow Toilet, Install Low-flow Shower	Incorporated into Project Design. The Project proposes to install energy-efficient appliances.	Included in Project design as described in the Project Description. No additional implementation required.	
		WUW-5 Reduce Turf in Landscapes and Lawns: Use less turf than normal projects	Incorporated into Project Design. Minimize turf for residential uses to 70% less than the maximum allowed turf area to reduce water use.	Included in Project design as described in the Project Description. No additional implementation required.	
		WUW-4 Use Water-Efficient Irrigation Systems: Install a smart irrigation control system	Incorporated into Project Design. Use water-efficient irrigation systems (automatic rain shut-off, maximum gallon per minute restriction, WiFi connectivity) to reduce water waste.	Included in Project design as described in the Project Description. No additional implementation required.	
		WUW-3 Water Efficient Landscape: Plant native or drought-resistant trees and Vegetation	Mitigation Measure. Mitigation Measure 3.6-1 requires the Project to incorporate a minimum of 50 percent of native or drought-resistant trees and vegetation into the proposed landscaping, including landscaping lots, landscaping associated with parks and recreation facilities, and landscaping associated with residential uses. Project applicant shall demonstrate at least a 25% reduction in outdoor water use from implementation of this measure.	Prior to approval of improvement plans for each phase of construction, the Project applicant shall submit landscaping plans that demonstrate a minimum of 50 percent of of native or drought-resistant trees and vegetation are included in the non-turf component of proposed landscaping, including landscaping lots, parks and recreation lots and facilities, and residential uses.	

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		SW-1 Institute Recycling and Composting Services: Project Recycles, Reduces, and Reuses — Incorporated into Project Design. The Project will comply with the City's recycling requirements. Credit is not taken for this measure. — Not applicable. *ADDITIONAL MEASURES (NOT MODELED IN CALEEMOD)* Purchase Offsets. — Mitigation Measure. This Mitigation Measure 3.6-1 requires the Project applicant to purchase carbon offsets to reduce net project operational and amortized construction emissions to less than SMAQMD's adopted threshold for GHG emissions. — Prior to issuance of the project's first building permit, the project applicant shall develop a SMAQMD-approved commitment to purchase carbon offsets sufficient to reduce project operational emissions and amortized construction emissions to less than SMAQMD's adopted threshold for GHG emissions that is in place at the time of the offset purchase. The purchase of carbon offsets may be prorated so that the offsets are paid concurrent with the approval of each project phase (small lot subdivision maps, multifamily parcel, etc.).	
Impact 3.6-3: The Project has the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	PS	*Implement* ***Mitigation Measure 3.6-1.***	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.6-4: Project implementation has the potential to result in the inefficient, wasteful, or unnecessary use of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency	LS	None required.	--
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.7-1: Project implementation has the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	PS	***Mitigation Measure 3.7-1****: Prior to commencement of grading, the applicant shall submit Construction Site Management Plan for review and approval by the City. The Construction Site Management Plan shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The City shall approve the Construction Site Management Plan prior to any earth moving.*	LS
Impact 3.7-2: The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment	LS	None required.	--
Impact 3.7-3: Project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	LS	None required.	--
Impact 3.7-4: Project implementation would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--
Impact 3.7-5: Project implementation would not expose people or structures to a risk of loss, injury or death from wildland fires	LS	None required.	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
HYDROLOGY AND WATER QUALITY			
Impact 3.8-1: The Project may violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction	PS	***Mitigation Measure 3.5-1****: Prior to any site disturbance, the Project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the Project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Rancho Cordova and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB. (Note: This measure is also included in Section 3.5.)* ***Mitigation Measure 3.8-1:*** *Prior to the commencement of construction activities, the Project proponent shall submit, and obtain approval of, a Spill Prevention Countermeasure and Control Plan (SPCC) to the Sacramento County Environmental Management Department. The SPCC shall specify measures and procedures to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during all construction activities, and shall meet the requirements specified in the Code of Federal Regulations, title 40, part 112.*	LS
Impact 3.8-2: The Project may violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during post-construction	PS	***Mitigation Measure 3.8-2:*** *Before approval of the final subdivision map for all Project phases, a detailed Best Management Practice (BMP) and water quality maintenance plan shall be prepared by a qualified engineer retained by the Project applicants that meets the standards of the City's NPDES Permit (No. CAS00853254) and shall document that stormwater runoff from the Project site is treated per the standards in the Stormwater Quality Design Manual for Sacramento and South Placer Regions. Drafts of the plan shall be submitted to the City of Rancho Cordova for review and approval concurrently with development of tentative subdivision maps for all Project phases. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the Project. The plan shall include the elements described below.*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		• *A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features.* • *Pre-development and post-development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by the City of Rancho Cordova and including details regarding the size, geometry, and functional timing of storage and release pursuant to the "Stormwater Quality Design Manual for Sacramento and South Placer Regions".* • *Source control programs to control water quality pollutants on the Project site, which may include but are limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas.* • *A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding.* • *Low Impact Development (LID) and Hydromodification control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to:* o *Bioretention planters;* o *surface swales;* o *replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement, green roofs);* o *impervious surfaces disconnection; and* o *trees planted to intercept stormwater.*	
Impact 3.8-3: The Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin	LS	None required.	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.8-4: The Project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, surface runoff, flooding, or polluted runoff	LS	None required.	--
Impact 3.8-5: The Project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan	LS	None required.	--
LAND USE			
Impact 3.9-1: Implementation of the Project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted to avoid or mitigate an environmental effect	PS	***Mitigation Measure 3.9-1:*** *The proposed open space areas located under the SMUD transmission line that traverses the site shall be designed and maintained in accordance with SMUD's Guide for Transmission Encroachment. According to the Guide, certain improvements, for safety and liability reasons, are typically not allowed within transmission corridors. These include, but not limited to the following:* • *Buildings or structures;* • *Covered parking;* • *Excavation, elevation or grade changes;* • *Light Standards over 15' tall;* • *Parallel Utilities;* • *Playground Equipment;* • *Stockpiling of materials;* • *Storage of combustibles;* • *Swimming pools, spas, gazebos, etc.;* • *Tall tree species (over 15' at maturity);* • *Trash enclosures; and* • *Water Detention and/or Retention Basins.* *The proposed open space areas located under the PG&E transmission line that traverses the site shall be designed and maintained in accordance with the PG&E Electric and Gas*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Service Requirements. *Future improvement plans that include the transmission lines shall be consistent with the items outlined in Chapter 5, Trails and Parks, of the Guide, as well as other applicable Chapters. This requirement shall be noted on the Project improvement plans, subject to review and approval by the City of Rancho Cordova.*	
NOISE			
Impact 3.10-1: The Project may result in exposure of persons to or generation of substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies – Project Operation	LS	None required.	--
Impact 3.10-2: The Project may result in exposure of persons to or generation of substantial temporary increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies – Project Construction	LS	None required.	--
Impact 3.10-3: The Project may result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels	LS	None required.	--
Impact 3.10-4: The Project would not expose people residing or working in the Project area to excessive noise levels as a result of nearby airstrips or airports	LS	None required.	--
POPULATION AND HOUSING			
Impact 3.11-1: Project implementation would not induce substantial population growth	LS	None required.	--

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
PUBLIC SERVICES AND RECREATION			
Impact 3.12-1: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered police facilities	LS	None required.	--
Impact 3.12-2: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered fire protection facilities	LS	None required.	--
Impact 3.12-3: The Project has the potential to require the new or physically altered school facilities, the construction of which may cause substantial adverse physical environmental impacts	LS	None required.	--
Impact 3.12-4: The Project has the potential to require the construction of park and recreational facilities which may cause substantial adverse physical environmental impacts	LS	None required.	--
Impact 3.12-5: The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated	LS	None required.	--
Impact 3.12-6: The Project is not anticipated to result in substantial adverse physical impacts associated with the provision of or need for new or physically altered other public facilities	LS	None required.	--

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TRANSPORTATION AND CIRCULATION			
Impact 3.13-1: Under Existing (2017) Plus Project conditions, Project may conflict with an applicable program, plan, ordinance or policy addressing the circulation system – Roadway Segments and Intersections	PS	***Mitigation Measure 3.13-1:*** *Intersection #3, Jackson Road at Eagles Nest Road: The intersection shall be converted from side street stop controlled to signalized. Prior to issuance of the occupancy permit for the 400th dwelling unit, the Project applicant shall fund its fair share of the improvement. The Project's fair share of the improvement is 1.69 percent..* ***Mitigation Measure 3.13-2:*** *Intersection #9, Grant Line Road at Sunrise Boulevard: The southbound approach shall be changed to include a right turn lane and an all-purpose lane. This would require restriping the southbound approach to move the bicycle lane from its existing location between the two travel lanes to the right shoulder and add hatching for the right turns, consistent with the Optional Through Right and Right-Turn-Only lane configuration included in Figure 9C-4a (CA) of the CaMUTCD[1]. Prior to issuance of the occupancy permit for the 400th dwelling unit, the Project applicant shall fund its fair share of the improvement. The Project's fair share of the improvement is 2.46 percent. .* ***Mitigation Measure 3.13-3:*** *Intersection #11, Douglas Road at Sunrise Boulevard: Signal timing optimization shall be completed at this intersection. Additionally, a right-turn overlap signal phase shall be added for the eastbound right-turn, overlapping with the northbound left-turn movement. The improvement shall be completed prior to issuance of the occupancy permit for the 400th dwelling unit.* ***Mitigation Measure 3.13-4:*** *Intersection #21, Sunrise Boulevard at White Rock Road: Signal timing optimization shall be completed at this intersection. The improvement shall be completed prior to issuance of the occupancy permit for the 400th dwelling unit.* ***Mitigation Measure 3.13-5:*** *Intersection #25, Sunrise Boulevard at Zinfandel Drive: The eastbound and westbound approaches shall be restriped to include a left turn lane and through-right lane. The improvement shall be completed prior to issuance of the occupancy permit for the 400th dwelling unit.*	SU

[1] California MUTCD 2014 Edition. Chapter 9C-Markings: Part 9 Traffic Control for Bicycle Facilities. November 2014

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
Impact 3.13-2: Under Cumulative (2040) Plus Project conditions, Project may conflict with an applicable program, plan, ordinance or policy addressing the circulation system – Roadway Segments and Intersections	PS	***Mitigation Measure 3.13-6:*** *Intersection #10, Douglas Road at Zinfandel Drive: Prior to issuance of the occupancy permit for the 400th dwelling unit, the Project shall pay its fair-share for the westbound right turn to be converted from permitted to a free right turn with a receiving lane. The Project's fair share of the improvement is 10.61 percent.* ***Mitigation Measure 3.13-7:*** *Intersection #27, White Rock Road at Prairie City Road: A second southbound right-turn lane shall be added at this intersection, and a right-turn overlap signal phase shall be added for the southbound right-turn. The Project's fair share of the improvement is 4.77 percent. The improvement fair-share shall be paid prior to issuance of the occupancy permit for the 400th dwelling unit.* ***Mitigation Measure 3.13-8:*** *Roadway Segment #9, Douglas Road between Mather Boulevard and Sunrise Boulevard: Prior to issuance of the occupancy permit for the 400th dwelling unit, the Project shall pay its fair-share for the widening of Douglas Boulevard to six lanes. The Project's fair share of the improvement is 10.05 percent.* ***Mitigation Measure 3.13-9:*** *Rancho Cordova Parkway shall be widened from two to four lanes along the Project extents. The improvement shall be reflected on the Project's improvement plans. The improvement shall be completed before the 570th market rate single family detached unit and the 566th Active Adult Residential unit is constructed.*	SU
Impact 3.13-3: Project implementation would not conflict with an applicable program, plan, ordinance, or policy addressing the transit system	LS	None required.	--
Impact 3.13-4: Project implementation would not conflict with an applicable program, plan, ordinance, or policy addressing the bicycle and pedestrian system	LS	None required.	--
Impact 3.13-5: Project implementation would not substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)	LS	None required.	--
Impact 3.13-6: Project implementation would result in adequate emergency vehicle access	LS	None required.	--

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UTILITIES			
Impact 3.14-1: The Project would not result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the providers existing commitments, or require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects	LS	None required.	--
Impact 3.14-2: The Project would not require or result in the relocation of new or expanded water facilities, and would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years	LS	None required.	--
Impact 3.14-3: The Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals	LS	None required.	--
OTHER CEQA-REQUIRED TOPICS			
Impact 4.1: The Project may contribute to cumulative impacts on known and undiscovered tribal cultural resources	LCC	None required.	--

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Impact 4.2: The Project may contribute to cumulative impacts on greenhouse gases and climate change	LCC	None required.	--