
APPENDIX A:
SUNRIDGE PARK AND LOT J
MITIGATED NEGATIVE DECLARATION

SUNRIDGE PARK AND SUNRIDGE LOT J

Mitigated Negative Declaration



City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

November 12, 2003

MITIGATED NEGATIVE DECLARATION
FOR
SUNRIDGE PARK AND SUNRIDGE LOT J
CITY OF RANCHO CORDOVA, CALIFORNIA

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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed Sunridge Park and Sunridge Park Lot J projects. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The initial study identified potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared.

1.2 LEAD AGENCY

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

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

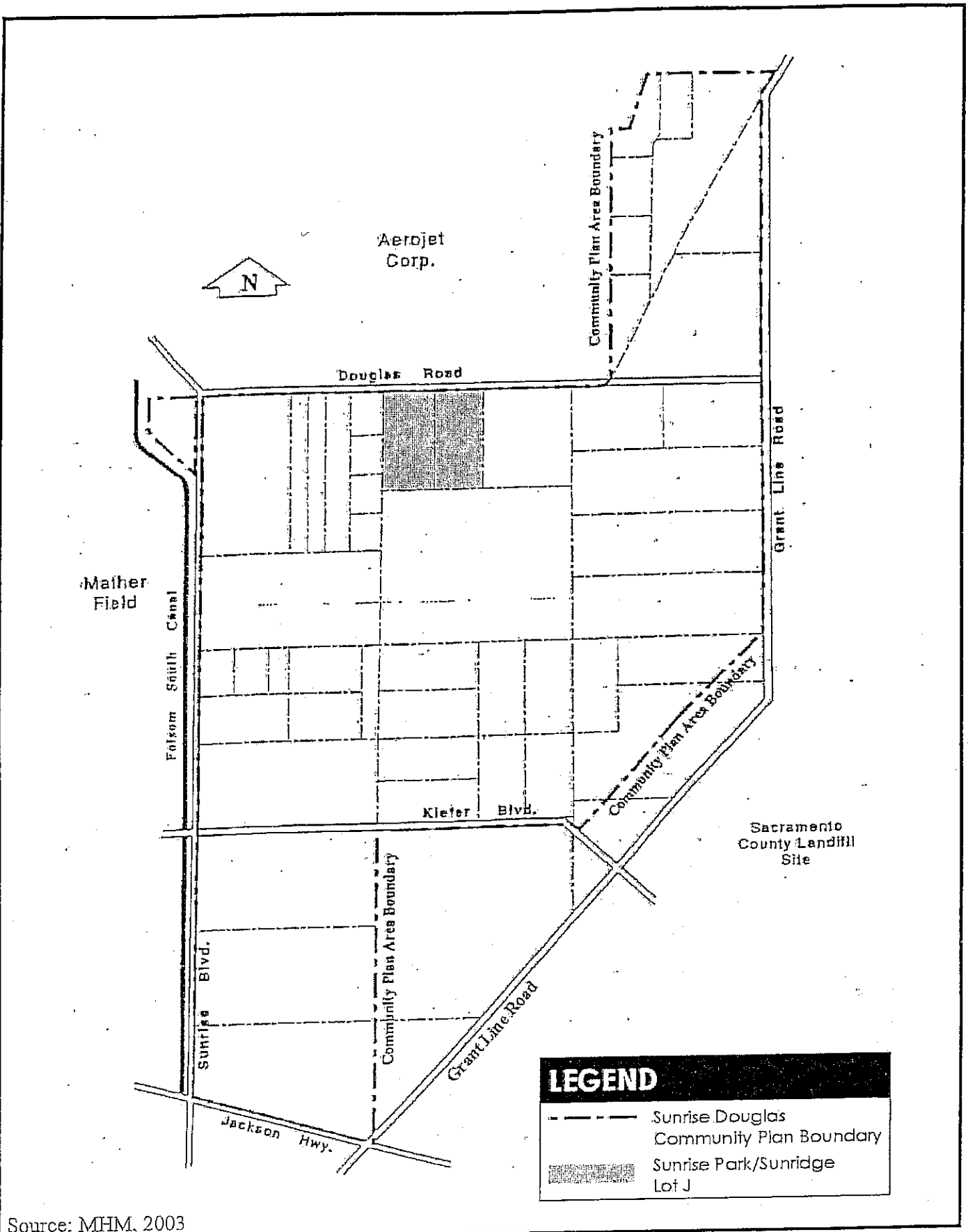
The Sunridge Park (SP) and Sunridge Park Lot J (Lot J) project sites are located within the Sunridge Specific Plan (SRSP) area, which is part of the larger Sunrise Douglas Community Plan (SDCP). SP is bounded by Douglas Road to the north, agricultural lands to the east and south, and by Lot J to the west. Lot J is bounded by Douglas Road to the north, SP to the east, agricultural land to the south and Jaeger Road to the west. Grant Line Road is located approximately $\frac{3}{4}$ of a mile to the east of the project sites. Figures 1 and 2 show the project location and vicinity in relation to the Sunridge Specific Plan and Sunrise Douglas Community Plan.

2.2 BACKGROUND



The SDCP/SRSP Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on June 19, 2002. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). A Master EIR is intended to provide a detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based. A Master EIR must, to the greatest extent feasible, evaluate the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects. The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures. (See Public Resources Code section 21157.)

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

- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the Master EIR.
- The lead agency prepares an Initial Study that analyzes (1) whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR, and (2) whether the subsequent project was described in the Master EIR as being within the scope of the project.
- If the lead agency determines that a subsequent project will have no significant effect on the environment which was not previously identified in the Master EIR and that no new or additional mitigation measures or alternatives may be required, no new environmental document may be required. However, the lead agency must make a written finding that the subsequent project is within the scope of the project covered by the Master EIR, and must incorporate all feasible mitigation measures or feasible alternatives set forth in the Master EIR that are appropriate to the project.
- If the lead agency determines that a subsequent project may have an additional significant effect on the environment that was not identified in the Master EIR, the lead agency must prepare either a mitigated negative declaration, an EIR, or a focused EIR. (Pub. Resources Code, § 21157.1.)



LEGEND

-  Sunrise Douglas Community Plan Boundary
-  Sunrise Park/Sunridge Lot J

Source: MHM, 2003

FIGURE 2
SUNRISE PARK/SUNRIDGE LOT J PROJECT LOCATION

subdivision (a), because, as explained above, these parcels have been "designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action." The proposed projects are consistent with the existing allocation of land uses and densities specified in the SDCP and SRSP, requesting no additional density or divergence from the approved land use distribution.

Further analysis was required, however, prior to making a determination of the appropriate environmental document for the processing of the Sunridge Park and Lot J projects.

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

- (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an initial study or other analysis:
- (1) Are peculiar to the project or the parcel on which the project would be located, and
 - (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
 - (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
 - (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Sunridge Park and Lot J projects. Most importantly, it summarizes the findings of Sacramento County relating to the prior SDCP/SRSP Master EIR and how the criteria set forth in CEQA Guidelines section 15183 have been met.

Guideline Section 15183, subdivision (f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

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

Remainder Lot. The Sunridge Park plan, as proposed, identifies delineated wetlands within the project site and avoids them by creating the Remainder Lot. The Remainder Lot contains and connects undisturbed delineated wetlands on the project. It should be noted that the Remainder Lot could be developed at a later time if the necessary permits, including a 404 permit, were obtained. Figure 3 shows the tentative map for Sunridge Park and Figure 4 shows the proposed rezoning for Sunridge Park.

Sunridge Lot J

The Lot J project is located on an approximate 81.1- acre parcel and would include a Tentative Subdivision Map to create 342 residential lots, one park site, and three landscape corridor lots. Figure 5 shows the tentative map for Sunridge Lot J.

2.4 REQUIRED PROJECT APPROVALS

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

- Caltrans
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.1 INTRODUCTION

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

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

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

- **No Impact:** No project-related impact to the environment would occur with project development.
- **Less than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Potentially Significant Unless Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.
- **Potentially Significant Impact:** The proposed project would result in an environmental impact or effect that is potentially significant. If there is one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Sunridge Park and Sunridge Lot J
2. **Lead Agency Name and Address:** City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
3. **Contact Person and Phone Number:** Hilary Anderson (916) 361-8384
4. **Project Location:** The Sunridge Park (SP) and Sunridge Park Lot J (Lot J) project sites are located within Sunridge Specific Plan (SRSP) area, which is part of the larger Sunrise Douglas Community Plan (SDCP). SP is bounded by Douglas Road to the north, agricultural lands to the east and south, and by Lot J to the west. Lot J is bounded by Douglas Road to the north, SP to the east, agricultural land to the south and Jaeger Road to the west. Grant Line Road is located approximately $\frac{3}{4}$ of a mile to the east of the two project sites.
5. **Project Sponsor's Name and Address:**
Sunridge Park
River West Investments
7700 College Town Drive #109
Sacramento CA, 95826

Sunridge Park Lot J
Ronald G. Ery
Cresleigh Homes Corporation
5417 Madison Avenue, Suite 2
Sacramento CA, 95841
6. **General Plan Designation(s):** Urban Development Area.
7. **Zoning:** Permanent Agricultural Extensive Land Use Zone (AG-20)
8. **Specific Plan:** The projects are located within the 2,605.8-acre Sunridge Specific Plan Area. The SDCP/SRSP EIR for the Specific Plan Area was certified by the Sacramento County Board of Supervisors on July 19, 2002.
9. **APN Number:** (Sunridge Park) 067-0040-014, 067-0040-015 and (Sunridge Park Lot J) 067-0040-0016.
10. **Description of the Projects:**
Sunridge Park (SP)
 - The SP project is located on an approximately 244-acre parcel and would include a Lot/Small Lot Tentative Subdivision Map and rezone (see **Figures 3 and 4** in the Project Description) to create 801 single-family residential lots, 14 residential large lots (villages), 15 landscape corridor lots, and one Remainder Lot. The Sunridge Park plan, as proposed, identifies delineated wetlands within the project site and avoids them by creating the Remainder Lot. The Remainder Lot contains and connects undisturbed delineated wetlands in the project. It should be noted that the Remainder Lot could be developed at a later time if the necessary permits, including a 404 permit, were obtained.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
3. A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This category also applies when the impact has been previously addressed and it has been determined that there are no new impacts created by the project. This impact level does not require mitigation measures.
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.
7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.
8. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.
9. Impacts that were originally classified as potentially significant on previous documents may now be indicated as less than significant. These particular impacts will be marked as "Less than Significant Impact" if the Specific Plan does not create any new impacts for the project area than those previously evaluated.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

viewsheds, and therefore result in a significant and unavoidable impact. (Sacramento County General Plan EIR, pp. 4.10-11.)

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

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

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

- d) *Less Than Significant Impact/Reviewed Under Previous Document.* See c) above.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

development within the SDCP/SRSP areas on existing and adjacent agricultural uses. (FEIR, pp. 4.19, 4.30-4.31.) The Master EIR concluded that these impacts had been globally addressed in the County's General Plan EIR, which examined the conversion of the area's agricultural uses to urban uses (SDCP/SRSP FEIR, p. 4.31).

Approximately 244 acres of the SRSP area, which includes portions of the SP and Lot J project sites, was under a Williamson Act Contract (Resolution No. 72-AP-008). However, the previous property owner filed a Notice of Non-Renewal and the subject properties Williamson Act contract expired in 2002 (CA Department of Conservation, August 2003). Therefore, the projects' conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts are considered *less than significant*.

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Mitigation Measure

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

MM 3.1

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

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

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

Timing/Implementation: Prior to issuance of building permits.

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

Implementation of Mitigation Measure MM 3.1 would reduce this impact to less than significant.

- b) *Potentially Significant/Reviewed Under Previous Document.* Sacramento County is a known non-attainment area for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from implementation of the Sunridge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19.) The Master EIR, determined that the buildout of the Specific Plan with projects such as the SP and Lot J projects would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10. (*Ibid.*) The projects are subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing Nox emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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

Enforcement/Monitoring: City of Rancho Cordova and SMAQMD.

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

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

Enforcement/Monitoring: City of Rancho Cordova and SMAQMD.

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

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

Enforcement/Monitoring: City of Rancho Cordova and SMAQMD.

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

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

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

In addition, the following mitigation measures shall be implemented by the Sunridge Park and Lot J projects to reduce emissions from off-road diesel powered construction vehicles.

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

The prime contractor shall provide a plan for approval by the City of Rancho Cordova and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

- e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Rendering Plant is located approximately 2 miles southwest of the project sites. The SDCP/SRSP Final EIR (page 4.21) evaluated this issue and determined it to be *significant and unavoidable* and identified Mitigation Measure LA-3 to mitigate the impact to a less than significant level. However, the County Board of Supervisors rejected the original version of Mitigation Measure LA-3 as unnecessary, and instead adopted a revised Mitigation Measure LA-3 (see below), which conditions the issuance of building permits within the Sunridge Specific Plan area on the future implementation of odor control systems at the rendering plant.

Mitigation Measure

Mitigation Measure LA-3 from the previously adopted SDCP/SRSP EIR is revised as follows to mitigate potential odor impacts associated with the Sunridge Park and Lot J projects.

MM 3.3 No building permits shall be issued for the construction of residential or commercial structures (except for model homes permits) within the Sunridge Park and Lot J project areas until, at a minimum, the odor control equipment and improvements described in the report entitled "An Odor Control System Review of SRC Facilities with Recommendations for Comprehensive Containments and treatment of Process and Fugitive Odors", dated June 2000 and prepared by Carl M. Peterson, Ph.D., SCP Control, Inc., as revised and supplemented by the document entitled "Comments Directed to Carl M. Petersen's Report," prepared by Dr. Fred D. Bisplinghoff and submitted under cover letter dated February 22, 2001 (collectively, the "Report") have been installed and are operational. For purposes of this condition, "operational" shall mean that a permit to operate has been issued by the Sacramento Metropolitan Air Quality Management District (SMAQMD).

Any portion of the cost for the odor mitigation equipment and/or improvements to be installed pursuant to this condition, that is to be paid by the applicants, shall be paid to the County (irrespective of any subsequent incorporation) for disbursement pursuant to a disbursement agreement, in form and substance approved by the County Counsel, for the purpose of assuring application of the funds for mitigation purposes, as described in the Report (as defined in this condition).

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department, Sacramento County Planning Department, and SMAQMD.

Implementation of Mitigation Measure MM 3.3 would reduce the potential odor related impacts associated with the Sunridge Park and Lot J projects to *less than significant*.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

sites may contain suitable habitat for special status species (FEIR, p. 14.27). The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits (Findings, pp. 120-121 (mitigation measures BR-6, BR-7)). At least one of the required surveys, for Orcutt grass, has already been conducted for the Sunridge Park parcel, by Foothill and Associates, in 2003. The City considers this survey as evidence that the required mitigation measures are, in fact, being implemented. To completely fulfill the requirements, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by SDCP/SRSP Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

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

Mitigation Measures

The following mitigation measures (based on BR-6, BR-7, and BR-8 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

- MM 4.1a** The project proponents shall conduct (or update) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species.
- If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Timing/Implementation: Prior to issuance of building permits.

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

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

Timing/Implementation: Prior to issuance of building permits.

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

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

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.*
See a) above.

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Impacts to wetlands were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (See FEIR, pp. 14.22-14.24). Both the Sunridge Park and Lot J project sites contain federally protected wetlands (i.e., vernal pools, ponds and wet swales), which could be disturbed by grading and other site preparation activities. The first phase of development for the Sunridge Park project avoids all of the wetlands on its parcel. (See **Figure 3.**) The site plan for Sunridge Park has been developed to avoid wetlands. Therefore, a Remainder Lot was created to protect the delineated wetlands from disturbance. Subsequent phases of the Sunridge Park project would, however, impact wetlands, as would the proposed Lot J project. The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23-14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24-14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible; however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations for their project sites and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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

Timing/Implementation: Prior to issuance of building permits.

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

Implementation of Mitigation Measures MM 4.2a and 4.2b would reduce the projects' impacts to wetlands to *less than significant*.

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

therefore, the projects would not conflict with such plans and the impact would be *less than significant*.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

Implementation of Mitigation Measure MM 5.1 would reduce the projects' potential cultural, historic, paleontologic, and archeological resource impacts to less than significant.

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Discussion of Impacts

- a)
- (i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant*.
 - (ii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to (i) above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area; however, any development would be required to comply with any seismic standards enforced by the UBC.
 - (iii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to (i) above. The soil types of the SP and Lot J project sites consist of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not constitute a potential impact for ground failure or liquefaction.
 - (iv) *Less than Significant Impact/Reviewed Under Previous Document.* The project sites are characterized by flat terrain and gently sloping topography; as such, the sites have very low potential for landslides.
- b) *Less than Significant Impact/Reviewed Under Previous Document.* Grading activities associated with development of the projects would remove vegetative cover and would expose soils to wind and surface water runoff. The projects are subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. This issue was addressed in the SDCP/SRSP FEIR (page 13.18); therefore, this impact is considered *less than significant*.
- c) *Less than Significant Impact/Reviewed Under Previous Document.* The soil groups present on the project sites have high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high-shrink swell potential. The projects are subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant*.
- d) *Less than Significant Impact/Reviewed Under Previous Document.* See c) above.
- e) *No Impact.* The proposed project would not use a septic tank system or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) facilities; therefore, there is no impact.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

various radii searches for the subject property. Concerning the McDonnell Douglas site, the groundwater contamination plumes have migrated beneath the subject property. However, it is unlikely that the contamination is a result of the past uses associated with the McDonnell Douglas site (Site Assessment Update, page 16). The public record indicates that remediation efforts are being conducted on an on-going basis to monitor groundwater contamination resulting from past McDonnell Douglas/Aerojet operations. The Site Assessment Update indicated that the regional groundwater contamination is not an issue for the subject properties, as water would be supplied by the SCWA facilities from the proposed North Vineyard Well Field, which is approximately 3 miles southwest of the project sites. Additionally, the identified groundwater contamination is unlikely to affect future development within the SDCP/SRSP areas, based on the low to moderate ground water contaminants, the large depth to first ground water beneath the property, the underlying lithography, and the apparent California Department of Toxic Substances Control conclusion of the negligible potential health risk to future occupants resulting from the migrating vapor groundwater contamination. The FEIR determined that the potentially significant impacts arising from potential contamination of groundwater via existing wells could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and destruction of these existing wells (FEIR, p. 16.18).

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

Mitigation Measure

The following mitigation measure (based on TX-5 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

MM 7.2

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

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR. (See, generally, FEIR, section 9.) The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface water quality impacts during the construction period and long-term water quality impacts

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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

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

The Sunridge Park and Lot J projects are subsequent projects within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. These projects would not create any new or additional significant drainage impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because these projects are consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the drainage impacts at issue have been previously disclosed and are not peculiar to the projects or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures at a project-specific level will reduce the potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

- A wetland delineation for the improvement area verified by the US Army Corps of Engineers.
- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
- Determinate surveys of the improvement area for potentially occurring special status species.
- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.
- A vegetation/tree survey for the improvement area, which identifies any existing marsh and riparian habitat.
- A detailed vegetation/tree replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

Timing/Implementation: Prior to issuance of building permits.

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

MM 8.2c

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

Timing/Implementation: Prior to issuance of building permits.

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

Implementation of Mitigation Measures MM 8.2a through 8.2c would reduce the projects' potential water quality standards and waste discharge requirement impacts to less than significant.

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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IX. LAND USE AND PLANNING. Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP area is currently undeveloped and is surrounded by limited development; as such, the project would not divide an established community. The Master Plan EIR identified nine residential clusters or community "villages" for the SDCP area, which included land use allocations for the SDCP/SRSP areas. These allocations included, but were not limited to, residential densities, public service acreage, and commercial square footage. Land use related impacts for the Community Plan and Sunridge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). Implementation of the SP and Lot J projects would not result in any additional land use impacts than those identified in previous documents; therefore, this impact is considered *less than significant*.
- b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were not inconsistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency. (SDCP/SRSP Findings, p. 31.) The SP and Lot J projects propose land uses that are consistent with and fulfill the Community Plan and Specific Plan designations for these areas. (See FEIR, pp. 4.15a-4.17b.) Development of the SP and Lot J projects would not result in any new or significant additional land use impacts beyond those identified in the Master EIR. Therefore, this impact is considered *less than significant*.
- c) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County; therefore, *less than significant* impacts are expected.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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XI. NOISE. Would the project result in:

- | | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Existing Setting

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

Discussion of Impacts

- a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15-12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less-than-significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.*; Findings, pp. 111-114). As predicted in the Master EIR, the SP and Lot J projects may place residential and other land uses in close proximity to roadways, which may result in traffic

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Implementation of Mitigation Measure MM 9.1 would ensure compliance with Sacramento County noise standards and reduce future ambient noise levels to *less than significant*.

- d) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Implementation of the projects would involve the transport and use of heavy equipment. The use of heavy equipment and other construction activities would temporarily increase the ambient noise levels in projects' vicinity above existing levels. However, these increases would be periodic and subject to Sacramento County Noise Ordinance regarding construction activities. The SP and Lot J projects would not result in any additional temporary noise increases than those identified in the SDCP/SRSP EIR.

The following mitigation measure (based on LA-1 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

MM 9.2 The Sunridge Park and Lot J projects shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities. This may be a City phone number if applicable.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

Implementation of Mitigation Measure MM 9.2 would reduce the projects' potential temporary noise impacts to *less than significant*.

- e) *Less than Significant Impact/Reviewed Under Previous Document.* The SP and Lot J projects are not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed sites. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed sites from operation of this facility. Therefore, this impact is considered *less than significant*.
- f) *No Impact.* There are no private airstrips within the vicinity of the proposed project sites; thus, *no impacts* would occur.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- | | | | | | |
|-----------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The American River Fire District indicated that one or two more fire stations would be needed to accommodate the proposed growth within the SRSP area. During the projects' development, the primary calls for fire service will most likely be for emergency medical responses. The proposed projects are subject to modern fire codes, which would decrease the likeliness of structure related fire responses.

Mitigation Measures

The following mitigation measure (based on PS-5 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

MM 13.1 The Sunridge Park and Lot J projects shall comply with the following design measures:

- Cul-de-sacs shall not exceed 150-feet in length where possible, in order to facilitate emergency vehicle response throughout the development area. Off-site street bikeways, pathways, and recreational areas shall provide adequate access for fire fighting apparatus.
- All development shall meet the minimum water supply requirements for fire flow, by type of land use.
- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place during all phases of the project.

Timing/Implementation: Prior to issuance of building permits.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Sections 65995 (h) and 65996 (b) provide full and complete school facilities mitigation. Therefore, school facility impacts are considered *less than significant*.

- d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the SP and Lot J projects would generate the need for additional parkland. The SDCP/SRSP project's effects on parks were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. Title 22 of the Sacramento County Code (the Land Development Ordinance) contains implementing provisions of the Quimby Act, which sets forth obligations on residential developments to dedicate land for parks or pay fees in-lieu of dedication. Dedications of park lands and/or provision of in-lieu park fees in accordance with the SRSP Public Facilities Financing Plan and as required by the Quimby Act will ensure the projects' impacts on park and recreation services to *less than significant*.
- e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measure

The following mitigation measures (based on PS-1, PS-2, PS-3, and PS-8 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

MM 13.3a The Sunridge Park and Lot J project applicant(s) shall address and resolve project related electrical facility issues through close coordination with SMUD in project planning and development. The applicant(s) shall grant all necessary right-of-way for installation of electrical facilities. Coordination with SMUD shall occur and any required agreements shall be established prior to issuance of necessary permits or approvals for the project.

Timing/Implementation: Prior to issuance of building permits.

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

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

Timing/Implementation: Prior to issuance of building permits.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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XIV. RECREATION.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The Lot J project would include an approximately 4.8-acre neighborhood park, which would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant*.
- b) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above. The potential environmental impacts of park construction and provision were addressed in the appropriate technical sections of the SDCP/SRSP EIR. The construction of the Lot J community park would not result in additional environmental impacts than those identified in the EIR; therefore, this impact is considered *less than significant*.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

152,400 daily vehicle trips (10,155 during the A.M. peak hour and 15,830 during the P.M. peak hour). Based on the traffic study conducted by Fehr and Peers in July 2002, the SP/Lot J projects are projected to generate approximately 9500/3420 daily trips – approximately 850/306 during the A.M. peak hour and approximately 1080/389 during the P.M. peak hour. Based on these projections, the SP project would generate approximately six percent (6%) of the SRSP's daily vehicle trips (DVTs), eight percent (8%) of the SRSP's A.M. peak hour trips, and seven percent (7%) of the SRSP's P.M. peak hour trips. The Lot J project would generate approximately two percent (2%) of the SRSP's DVTs, three percent (3%) of the SRSP's A.M. peak hour trips, and two percent (2%) of the SRSP's P.M. peak hours trips. Although, the SP and Lot J projects would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures TC-1 through TC-7 and TC-9 through TC-31), which would mitigate the projects' traffic related impacts to the furthest extent possible.

Mitigation Measure

The following mitigation measures (based on TC-1 through TC-31 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

MM 15.1 The Sunridge Park and Lot J projects shall participate in fair share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR in Mitigation Measures TC-1 through TC-7 and TC-9 through TC-31.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

Implementation of Mitigation Measure MM 15.1 would reduce the projects' impacts on volume-to-capacity ratio and congestion at intersections to less than significant.

- b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above. Implementation of the SP and Lot J projects would contribute approximately eight percent (8%) of the SRSP's daily traffic volumes, 11 percent (11%) of the SRSP's A.M. peak hour trips, and nine percent (9%) of the Plan areas P.M. peak hour trips. Under cumulative conditions, implementation of the Sunridge Park and Lot J projects would not cause any roadways to exceed Sacramento County standards for daily travel. The cumulative traffic related impacts of buildout under the Specific Plan were addressed in the Master EIR, which indicated that the cumulative conditions in the SRSP area would exacerbate unacceptable conditions at some roadways bordering the SRSP.

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Existing Setting

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

The following mitigation measures (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

MM 16.1a Prior to the submission of improvement plans for the Sunridge Park and Lot J projects shall provide a detailed sewer design report, which addresses all necessary on-site and off-site facilities to the City of Rancho Cordova Department of Public Works for review and approval.

Timing/Implementation: Prior to issuance of building permits.

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

MM 16.1b Implementation of off-site sewer facility improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service, and the California Department of Fish and Game.

Timing/Implementation: Prior to issuance of building permits.

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

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

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

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

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: City of Rancho Cordova Planning Department and Sacramento

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

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

- f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (page 6.21). Additionally, the Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035; therefore, solid waste impacts are considered *less than significant*.

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

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

REFERENCES

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

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4.0 CUMULATIVE IMPACTS

4.1 CUMULATIVE IMPACTS

INTRODUCTION

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

CUMULATIVE SETTING

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

CUMULATIVE IMPACT ANALYSIS

Aesthetics

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

Agricultural Resources

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

Air Quality

The proposed projects would contribute to cumulative air quality impacts in the vicinity. Mitigation measures contained in Section 3: Initial Study III: Air Quality of this MND would reduce the impacts to the greatest extent feasible. The projects would result in cumulative adverse air emissions; however, the project's contributions are expected to be *potentially significant* unless the mitigation identified in Section 3 of this MND is incorporated, which would reduce the project's air quality related impact to the greatest extent feasible.

Biological Resources

The project's would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3:

Noise

Implementation of projects would result in temporary and permanent changes in the ambient noise levels in the vicinity; however, the mitigation measures identified in Section 3: Initial Study XI: Noise, of this MND would mitigate cumulative noise impacts to *less than significant*.

Population and Housing

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

Public Services

The projects are not expected to contribute to cumulative public service impacts. The projects may result in impacts to fire and police protection during construction. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study XIII: Public Services, of this MND would mitigate such impacts. Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Thus, *less than significant* public services impacts are anticipated.

Recreation

The projects include park and open space components, which would reduce potential impacts on existing park related facilities in the area. The Sunridge Park and Sunridge Park Lot J projects are part of the SDCP/SRSP areas, which will provide approximately 78-acres of parklands that are not currently available. Therefore, the projects would not contribute to cumulative parks and recreation impacts and *less than significant* impacts are anticipated.

Utilities and Service Systems

Construction activities related to the proposed project may result in temporary impacts to utilities and service systems, including water and sewer facilities. Mitigation measures proposed in Section 3: Initial Study XVI: Utilities and Service Systems, of this MND would reduce the project's cumulative impacts to *less than significant*.

Transportation/Circulation

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

5.0 DETERMINATION

5.0 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Master EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Master EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Sunrise Douglas Community Plan and Sunridge Specific Plan, or (iii) that, due to substantial new information not known at the time the EIR was certified, are more severe than discussed in the prior EIR. (See CEQA Guidelines, § 15183, subd. (c).)
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed Project **MAY** have a significant effect(s) on the environment, but one or more of such significant effects: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature H. Anderson Date: 11/10/03

Printed name: Hilary Anderson For City of Rancho Cordova

6.0 REPORT PREPARATION AND CONSULTATIONS

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA- LEAD AGENCY

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

6.2 PERSONS AND AGENCIES CONSULTED

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

7.0 REFERENCES

7.0 REFERENCES

- Eck, Darrell. Sacramento County Water Agency. *Personal communication*. November 2003.
- Sacramento County. *CEQA Findings of Fact and Statement of Overriding Considerations of the Board of Supervisors of Sacramento County for the Sunrise Douglas Community Plan/Sunridge Specific Plan Project*. July 17, 2002.
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