
2.0 – EXECUTIVE SUMMARY

2.1 PURPOSE AND SCOPE

This EIR is intended to evaluate the environmental impacts of adoption of the Redevelopment Plan and the designation of the Redevelopment Project Area to the greatest extent possible. The EIR describes the cumulative effects of the buildout of the Project Area consistent with the Rancho Cordova General Plan.

As set forth under CEQA, the scope of this program EIR is limited to the description of those project related impacts and mitigation measures that can be identified at this time, without being highly speculative. Consistent with CEQA's timing principles, the detailed impacts of future individual, site-specific, infrastructure, industrial, commercial, and residential development actions (subsequent activities) that are not specifically described in the proposed Plan, but may occur within the Project Area at some future time, pursuant to or facilitated by the Redevelopment Plan, are not described in this program EIR. Rather, CEQA review of such subsequent activities will be undertaken at a later time, if and when such actions come before the City or Agency in the form of a specific development application or City/Agency initiated project. At that time, when details of the subsequent activity are sufficiently defined, the subsequent activity will be subject to its own, project-specific, environmental determination by the City or Agency. This determination will indicate whether the subsequent activity is either:

- Fully covered within the scope of this program EIR (State CEQA Guidelines Section 15168[e]); or,
- Warrants preparation of a subsequent negative declaration or EIR declaration under State CEQA Guidelines Section 15168(d):

The adoption of the Redevelopment Plan and the designation of the Redevelopment Project Area will facilitate buildout of the City of Rancho Cordova consistent with the City's General Plan. Rancho Cordova is in a unique situation with regards to the City's General Plan. The City is currently operating under an interim General Plan, for which an EIR has not been certified as allowed for under Government Code Section 65360(b). Therefore, the potential effects associated with build-out of the Redevelopment Project Area, consistent with the General Plan, are addressed in this EIR. A more detailed description of the proposed project's relationship to the Rancho Cordova General Plan is provided in Section 3.0 of this EIR. Adoption of the City's first General Plan is anticipated to occur in June 2006.

2.2 PROJECT CHARACTERISTICS

The proposed action addressed in this Draft EIR consists of designation of the Redevelopment Project Area and adoption of the Redevelopment Plan. These actions constitute the "proposed project" addressed in this Draft EIR. There are no specific physical improvements or construction activities proposed at this time in the Redevelopment Plan. The proposed project consists solely of the definition of the Project Area boundary and the adoption of the Redevelopment Plan. The Redevelopment Plan would facilitate tax increment financing options for properties within the Project Area. Future actions and development within the Project Area will be consistent with the City of Rancho Cordova General Plan and will be subject to subsequent project-level environmental review on a project-by-project basis.

The intent of the proposed project is to provide a means for the Rancho Cordova Redevelopment Agency to facilitate activities to overcome adverse physical and economic conditions and facilitate revitalization in designated areas of Rancho Cordova.

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2.3 PROJECT ALTERNATIVES SUMMARY

ALTERNATIVE 1 – NO PROJECT ALTERNATIVE

Under the No Project Alternative, the Redevelopment Plan would not be adopted. No actions would be taken by the Agency to remove blighting conditions and stimulate additional private investment in the proposed Redevelopment Project Area. No Agency action would be taken to fund infrastructure and facility improvements, or to redevelop property in the Project Area. Under the No Project Alternative, the Agency would have no power of eminent domain to acquire and assemble non-residential property for redevelopment purposes.

As a result of the No Project Alternative, it is assumed that no Agency-facilitated improvements would occur within the Project Area and there would be a reduced rate of improvement, and perhaps some decline, in current economic conditions and trends in the proposed Project Area. It is not possible to quantify the exact level of public and private development that would occur in the proposed expansion area under the No Project Alternative. However, it is reasonable to assume that with no Redevelopment Agency activity in the Project Area to fund public improvements and to attract an increased level of private investment in the Project Area, existing blighting conditions in the Project Area would remain or worsen. The rate of residential, commercial, industrial, and recreational rehabilitation and development in the Project Area would be lower than it would be with the proposed project.

ALTERNATIVE 2 – REDUCED PROJECT AREA BOUNDARY ALTERNATIVE

Under the Reduced Project Area Boundary Alternative the Project Area boundary would be reduced in size by approximately 50% to exclude portions of the currently proposed Project Area. However, as originally established in the Feasibility Report, blighting conditions do exist throughout the currently proposed Project Area, and failure to treat these conditions by excluding portions of the Project Area from redevelopment actions could reduce the overall effectiveness of the redevelopment efforts.

With a boundary contraction, the overall effectiveness of the comprehensive redevelopment program would be lessened, since selected activities would have to be reduced or eliminated to compensate for the reduced tax increment revenues accruable to the Rancho Cordova Redevelopment Agency. With a smaller redevelopment area and less tax increment revenue, opportunities to finance economic development, affordable housing and public facilities improvements needed in the Redevelopment Project Area would be reduced.

ALTERNATIVES CONSIDERED BUT NOT SELECTED FOR ANALYSIS

Alternative Sites

The potential for the Redevelopment Project Area to be located in an entirely different area of Rancho Cordova was examined. However, the boundaries of the proposed Redevelopment Project Area were precisely established based on the maximum area within which identified blighted conditions currently occur, in combination with other urbanization parameters set forth in state redevelopment law. No alternative site locations within the City of Rancho Cordova appear to meet full redevelopment law criteria for blight. The fundamental purpose of the Rancho Cordova Redevelopment Plan is to authorize activities and financing to enable the Agency to eliminate blighted conditions in the Project Area. Agency establishment of an alternate site elsewhere in the City for activities pursuant to the Redevelopment Plan would fail

to attain the basic objectives of the proposed project and, therefore, this alternative was not considered to be feasible.

Expanded Project Area Boundary Alternative

This alternative would be similar to the proposed project in terms of allocation of funding and the types of redevelopment activities undertaken, but would involve an expanded Redevelopment Project Area boundary.

The proposed boundaries of the Project Area were carefully selected by the Agency based on identification of areas within which blighted conditions occur that could benefit from redevelopment activities and could meet certain other redevelopment law parameters with respect to the extent of existing urbanization (must be 80 percent urbanized), etc. The Agency's objective has been to include only "blighted" areas in the Project Area boundary. Because such a combination of blight and general urbanization conditions has not been identified outside of the proposed Project Area at the present time, adding more acreage to the proposed Project Area boundary would not be a viable alternative under state redevelopment law. Therefore, this alternative has not been given any further consideration in this EIR.

2.4 AREAS OF CONTROVERSY

Section 15123 of the State CEQA Guidelines require that the executive summary of an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. During the public comment period for the Notice of Preparation, three comment letters were received regarding the project. Section 1.6 and Appendix A of this Draft EIR include a summary of the public scoping process as well as summaries of the comments received in writing and at the public meeting held on January 10, 2006. In general, areas of potential controversy known to the Agency include biological resources, circulation, air quality, noise, provision of public services, and provision of public utilities. These issues were considered in the preparation of this Draft EIR and, where appropriate, are addressed in the environmental impact analyses presented in Section 4.0.

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2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 4.1.1 Implementation of the Redevelopment Plan would include redevelopment of existing urbanized areas and new development in vacant portions of the Project Area consistent with the proposed City of Rancho Cordova General Plan. This would not result in the division of established communities.	LS	None required.	LS
Impact 4.1.2 Implementation of the Redevelopment Plan could result in incompatibilities or conflicts between existing and future land uses within the Redevelopment Project Area.	LS	None required.	LS
Impact 4.1.3 Implementation of the proposed Redevelopment Plan has the potential to conflict with applicable land use plans, policies or regulations of agencies with jurisdiction over parts of the Project Area that provide for environmental protection.	PS	MM 4.1.3a When considering subsequent redevelopment activities, the Agency shall coordinate with regional planning agencies setting land use and environmental programs, and cooperate in the implementation of these programs within the Project Area. MM 4.1.3b Subsequent redevelopment activities adjacent to or near Mather Airport shall be subject to location, use and height restrictions of the most recent adopted CLUP at the time of development consideration, except when the CLUP is	LS

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		under an update process. In the circumstances of a CLUP update, the Agency shall coordinate with the County in the review of development projects to determine the most appropriate development restrictions for the continued operation of the airport.	
Impact 4.1.4 Implementation of the proposed Redevelopment Plan would not result in the loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, Williamson Act Parcels, etc) as designated by the Farmland Mapping and Monitoring Program. There are no applicable habitat conservation plans within the Redevelopment Project Area.	N	None required.	N
Impact 4.1.5 When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova Redevelopment Plan has the potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment.	CS	None available.	SU
Population/Housing			
Impact 4.2.1 Implementation of the proposed project could result in some increase in population, housing, and employment within the Project Area.	LS	None required.	LS

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Impact 4.2.2 Implementation of the proposed project, through the process of redevelopment of existing land uses, could result in the displacement of persons or housing.	LS	None required.	LS
Impact 4.2.3 Implementation of the proposed project along with projected growth in the region would include increases in population, housing and employment that would result in physical effects to the environment.	CC	None available.	SU
Hazards and Human Health			
Impact 4.3.1 Implementation of the Redevelopment Plan would include the routine transportation of hazardous materials on Project Area roadways.	LS	None required.	LS
Impact 4.3.2 The Redevelopment Project Area would include land uses having the potential to result in the release of hazardous materials.	PS	MM 4.3.2a In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties in the Project Area from projects under the Redevelopment Plan, the Agency shall consider the hazards posed by reasonably foreseeable events in any project-specific environmental review. Evaluation of such hazards shall address the potential for events at facilities to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined below. Absent substantial evidence to the contrary, a "hazardous physical	LS

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		<p>effect” from an event shall be a level of exposure to a hazardous physical effect in excess of the levels identified below.</p> <p>The Agency considers an event to be “reasonably foreseeable” when the probability of the event occurring is greater than one in one million (1/1,000,000) per year.</p> <p>MM 4.3.2b The Agency shall ensure that subsequent projects under the Redevelopment Plan that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.</p> <p>MM 4.3.2c The Agency shall require secondary containment and periodic examination for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law, for subsequent projects under the Redevelopment Plan.</p> <p>MM 4.3.2d The Agency shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the Agency approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of</p>	

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		development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.	
Impact 4.3.3 The existing and proposed land uses in the Redevelopment Project Area have the potential to emit hazardous materials near existing or proposed school sites and expose citizens to unsafe conditions.	PS	Implementation of mitigation measures MM 4.3.2a through d .	LS
Impact 4.3.4 Underground storage tanks have the potential to contaminate soils and/or groundwater and may be discovered during site preparation and construction activities.	PS	None available.	LS
Impact 4.3.5 Implementation of the proposed Redevelopment Plan could result in safety hazards associated with airport operations in areas proposed for redevelopment.	PS	MM 4.3.5 The Agency shall require that subsequent projects under the Redevelopment Plan comply with the height restrictions identified in FAR Part 77 and the safety requirements of the Mather CLUP. The Caltrans Division of Aeronautics shall verify compliance with the height restrictions.	LS
Impact 4.3.6 Implementation of the Redevelopment Plan could expose persons to hazards during construction activities and throughout the life of the Plan.	LCC	Implementation of mitigation measures MM 4.3.2a through d and MM 4.3.5 .	LCC
Traffic			
Impact 4.4.1 Implementation of the proposed Redevelopment Plan would result in deficient level of service conditions in year 2030.	S	MM 4.4.1 The Agency shall require future development projects within the Project Area to provide funding or to construct roadway/intersection improvements to implement the City of Rancho Cordova General Plan Roadway System Sizing Map	SU

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		and other associated improvements to meet the LOS "D" standard for roadway facilities. If payment of established fees (e.g., City of Rancho Cordova CIP) is used to provide compliance with this mitigation requirement, the Agency may also require the payment of additional fees to the City, if necessary, to cover the fair share cost of facilities not included in the fee program (e.g., additional intersection signalization and/or associated improvements).	
Impact 4.4.2 Implementation of the proposed Redevelopment Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours.	S	None available.	SU
Impact 4.4.3 Implementation of the proposed Redevelopment Plan would result in an increase in traffic volumes, which could increase the potential opportunities for safety conflicts as well as potential conflicts with emergency access.	LS	None required.	LS
Impact 4.4.4 Implementation of the proposed Redevelopment Plan would result in an increase in the demand for transit service.	LS	None required.	LS
Impact 4.4.5 Implementation of the proposed Redevelopment Plan would result in an increase in the demand for pedestrian and bicycle uses.	LS	None required.	LS
Impact 4.4.6 When considered with existing, proposed, planned and approved development in the	CC	None available.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
region, implementation of the Rancho Cordova Redevelopment Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations.			
Air Quality			
Impact 4.5.1 Implementation of the proposed project would conflict with the land use assumptions used 1994 SMAQMD Regional Ozone Attainment Plan.	PS	MM 4.5.1a The Agency shall require that future redevelopment projects that have the potential to result in significant air impacts shall incorporate design, construction, and/or operational features to result in a reduction in emissions equal to 15 percent compared to baseline emissions for the project. Baseline emissions are the estimated emissions of the project if the project were built without the implementation of any emissions reduction measures required by the City of Rancho Cordova Zoning Code or SMAQMD. Design measures may include the use of certain building materials, pedestrian and bicycle access design, mixes of land use within a project, requirements for certain types of equipment for heating and cooling, and/or participation in the SMAQMD offset fee program. MM 4.5.1b The Agency shall require that any public facility project in the Project Area utilize Air Resources Board, SMAQMD, and SACOG guidelines for City facilities and operations in order to comply with mandated measures to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.	SU

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<p>Impact 4.5.2 Implementation of the proposed project would result in short-term construction emissions generated by demolition and construction that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts.</p>	S	<p>MM 4.5.2 The Agency shall require that subsequent projects mitigate any construction emissions that are in excess of applicable Sacramento Metropolitan Air Quality Management District (SMAQMD) standards of significance. Mitigation of construction emissions shall be designed in coordination with SMAQMD and may include the use of low emission equipment, particulate matter control measures, and/or participation in the SMAQMD offset fee program.</p>	SU
<p>Impact 4.5.3 Implementation of the proposed project would increase air pollutant emissions from operational activities of land uses within the Project Area and will exceed thresholds for ROG and NOx as well as other federal or state emissions standards.</p>	S	Implement mitigation measures MM 4.5.1a and b .	SU
<p>Impact 4.5.4 Implementation of the proposed project would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants.</p>	PS	<p>MM 4.5.4a The Agency shall prohibit subsequent projects under the redevelopment plan from placing sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Metropolitan Air Quality Management District requirements.</p> <p>MM 4.5.4b The Agency shall require that subsequent projects under the redevelopment plan that would include sources of toxic air contaminants (TAC) obtain all required permits from the Sacramento Metropolitan Air Quality Management District</p>	SU

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		(SMAQMD) and implement all feasible best available control technology, as required by SMAQMD.	
<p>Impact 4.5.5 Implementation of the proposed project would include sources that may expose sensitive receptors to construction and long-term odorous emissions.</p>	PS	<p>MM 4.5.5a The Agency shall require that any subsequent projects under the Redevelopment Plan shall comply with SMAQMD rules and guidelines addressing odor impacts, including but not limited to Nuisance Rule 402.</p> <p>MM 4.5.5b The Agency shall require that any subsequent projects under the Redevelopment Plan shall identify any nearby sources of noxious odors. If redevelopment projects include sensitive receptors, an air quality analysis shall be conducted for the project by a qualified air quality specialist. Any mitigation included in the analysis shall be incorporated into the project in order to reduce potential exposure of sensitive receptors to odors.</p>	LS
<p>Impact 4.5.6 Implementation of the proposed project along with potential development of the surrounding area would exacerbate existing regional problems with ozone and particulate matter.</p>	CC	Implement mitigation measures MM 4.5.1a and b, 4.5.2, 4.5.4a and b, and 4.5.5a and b.	SU

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Noise			
Impact 4.6.1 Implementation of the proposed Redevelopment Plan would result in subsequent development projects and cause an increase in construction noise levels that would exceed City of Rancho Cordova noise standards.	PS	MM 4.6.1a Construction activities within the Project Area shall be limited to the daytime hours of 7 a.m.– 6 p.m., Monday through Saturday, and 9 a.m.–6 p.m. on Sunday, as specified in the City of Rancho Cordova Noise Ordinance. MM 4.6.1b The Agency shall require that stationary construction equipment and construction staging areas be set back from existing noise-sensitive land uses.	LS
Impact 4.6.2 Implementation of the proposed Redevelopment Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards.	S	MM 4.6.2 For subsequent development activities with the Project Area where noise-sensitive land uses are proposed in areas exposed to existing or projected traffic noise levels exceeding the levels specified in Table 4.6-7, an acoustical analysis, consistent with the requirements identified in Table 4.6-10, shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	SU
Impact 4.6.3 Implementation of the proposed Redevelopment Plan could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources and from groundborne noise.	SU	MM 4.6.3 Noise created by non-transportation noise sources and groundborne noise from future redevelopment activities shall be mitigated so as not to exceed the noise level standards of Table 4.6-6 as measured immediately within the property line of lands designated for noise-sensitive uses. Compliance with this mitigation measure shall be verified through an acoustical analysis, consistent with the requirements identified in Table 4.6-10 .	LS

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Impact 4.6.4 Implementation of the proposed Redevelopment Plan could expose future land uses to noise associated with the operation of the Mather Airport.	LS	None required.	LS
Impact 4.6.5 Implementation of the proposed Redevelopment Plan could expose future land uses and residents to light rail-related noise.	PS	MM 4.6.5 For subsequent development activities with the Project Area where noise-sensitive land uses are proposed in areas exposed to existing or projected light rail noise levels exceeding the levels specified in Table 4.6-7 or the performance standards in Table 4.6-6, an acoustical analysis, consistent with the requirements identified in Table 4.6-10, shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	LS
Impact 4.6.6 Implementation of the proposed Redevelopment Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along Project Area and regional roadways.	CC	Implement MM 4.6.2 and 4.6.5 .	SU
Geology and Soils			
Impact 4.7.1 Implementation of the proposed project could place structures and development in areas of seismic sensitivity.	LS	None required.	LS
Impact 4.7.2 Implementation of the proposed project could result in substantial construction and site preparation activities. These activities	PS	MM 4.7.2a Prior to approval any public or private development project, the Agency will require that subsequent projects under the	LS

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increase soil erosion, wind and water erosion, and siltation of local drainages during construction, excavation and grading activities.		<p>Redevelopment Plan specify urban runoff control strategies and requirements, consistent with the City's urban runoff management program and other applicable requirements (e.g., City's NPDES Permit) for development and identify sites where retention and treatment are warranted.</p> <p>MM 4.7.2b The Agency shall ensure that roads and structures are designed, built, and landscaped so as to minimize erosion during and after construction.</p> <p>MM 4.7.2c The Agency shall require future public or private development projects to identify and implement best management practices to prevent erosion and protect water quality on construction sites.</p>	
Impact 4.7.3 Implementation of the proposed project may facilitate development in areas with unstable soils.	PS	MM 4.7.3 The Agency shall require that a geotechnical report or other appropriate analysis is conducted to determine the soil characteristics and associated development constraints for applicable projects under the Redevelopment Plan, and impose the necessary measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	LS
Impact 4.7.4 Implementation of the proposed project would not include the extraction of minerals and aggregate, nor the reclamation of mined areas. These activities increase erosion and impact local drainages and groundwater supplies, as well as scenic views.	N	None required.	N

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Impact 4.7.4 Implementation of the proposed project could result in the loss of availability of aggregate resources, which are locally important due to their use by the construction community in development of the area.	LS	None required.	LS
Impact 4.7.5 Implementation of the proposed project, together with past, present, and reasonably foreseeable future projects in the area, could result in a cumulatively significant impact due to soil stability and erosion.	LCC	None required.	LCC
Impact 4.7.6 Implementation of the proposed project, together with past, present, and probable future projects in the area, could result in a cumulatively significant loss of mineral resources in the region.	LCC	None required.	LCC
Hydrology and Water Quality			
Impact 4.8.1 Implementation of the proposed Redevelopment Plan could result in the discharge of polluted runoff, discharge that could cause harm to the biological integrity of waterways, adversely impact water quality standards, or otherwise substantially degrade surface water quality.	LS	None required.	LS
Impact 4.8.2 Implementation of the Redevelopment Plan could result in the degradation of groundwater quality resulting from urbanized runoff and other pollutants entering the groundwater system.	LS	None required.	LS

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<p>Impact 4.8.3 Implementation of the proposed Redevelopment Plan would alter drainage conditions and storm water runoff rates throughout the Plan Area, which could result in potential flooding impacts.</p>	<p>PS</p>	<p>MM 4.8.3a The Agency shall require that redevelopment projects do not result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas. Redevelopment projects shall comply with the following requirements:</p> <ul style="list-style-type: none"> • Vehicle access to the buildable area of all parcels shall be at or above the 10-year storm even elevation. Creation of lots whose access will be inundated by flows resulting from a 10-year or greater storm shall not be allowed. • All projects must incorporate runoff control measures to minimize peak flows and/or assist in financing or otherwise implementing Comprehensive Drainage Plans, if one is available. <p>MM 4.8.3b The Agency shall require that redevelopment projects do not result in new or increased flooding impacts or changes in the 100-year floodplain level for areas both upstream and downstream of the project area.</p>	<p>LS</p>
<p>Impact 4.8.4 Implementation of the Redevelopment Plan would increase demand for water supply and require increased groundwater production and the use of surface water supplies.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

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Impact 4.8.5 The proposed project would be served by water supplies provided by SCWA Zone 40. Collection, treatment, and conveyance of this water to the Plan Area would result in impacts on the environment.	S	None required.	SU
Impact 4.8.6 Implementation of the proposed project, in combination with current and future development and redevelopment in the cumulative area, would contribute to water quality impacts throughout the region.	LCC	None required.	LCC
Impact 4.8.7 Implementation of the proposed project, when combined with current and future projects in the cumulative area, would result in an increase in impervious surfaces and modification of drainage conditions that could result in localized and area-wide flood conditions.	LCC	Implement mitigation measures MM 4.8.3a and b .	LCC
Impact 4.8.8 Implementation of the proposed Redevelopment Plan would contribute to an increased cumulative demand for water supply requiring increased groundwater production and the use of surface water supplies that could result in significant environmental impacts.	LCC	None available.	LCC
Biological Resources			
Impact 4.9.1 Implementation of the proposed project could result in direct and indirect loss of habitat and individuals of endangered, threatened, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of CNPS1B.	S	MM 4.9.1a Prior to approval of any public or private development project in areas identified to contain or possibly contain special status species – based on data provided in the Biological Resource section of the General Plan EIR, or other suitable technical material available at the time – the Agency shall require that a determinate survey be	LS

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		<p>MM 4.9.1b</p> <p>conducted to identify potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species or species presence shall be inferred. Such surveys shall be conducted during the appropriate season for those special status species that are likely to occur.</p> <p>For those areas in which special status species are found or likely to occur or where species presence is inferred, the Agency shall require mitigation of impacts to those species. Mitigation shall be designed in consultation with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include avoidance with the use of buffer areas, transplantation, passive relocation, restoration/creation of habitat, or development/participation in a habitat conservation plan. The intent of this measure is to maintain viable species populations. Mitigation for state or federal listed species that are present shall be subject to review and approval by the USFWS and/or CDFG.</p>	
<p>Impact 4.9.2 Implementation of the proposed project could result in a direct or indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special status species.</p>	<p>S</p>	<p>Implement mitigation measures MM 4.9.1a and b.</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

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<p>Impact 4.9.3 Implementation of the proposed project could result in the loss of nesting habitat for non-special status raptors, migratory birds, and other species of nesting birds.</p>	<p>S</p>	<p>MM 4.9.3a Prior to the approval of any public or private development project in areas identified or assumed to contain trees, the Agency shall require that a determinate survey of trees species and size be performed. If any native oaks or other native trees six inches or more in diameter at breast height (dbh), multitrunk native oaks or native trees of 10 inches or greater dbh, or non-native trees of 18 inches or greater dbh that have been determined by a certified arborist to be in good health are found to occur, such trees shall be avoided if feasible. If such trees cannot be avoided, the project applicant shall do one of the following:</p> <ul style="list-style-type: none"> • All such trees shall be replaced at an inch-for-inch ratio. A replacement tree planting plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the City of Rancho Cordova for approval prior to removal of trees. <p>-or-</p> <ul style="list-style-type: none"> • The project applicant shall submit a mitigation plan that provides for complete mitigation of the removal of such trees in coordination with the City of Rancho Cordova. The mitigation plan shall be subject to the approval of the City. 	<p>LS</p>

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		<ul style="list-style-type: none"> If the City of Ranch Cordova adopts a tree preservation ordinance at any time in the future, any redevelopment activities shall be subject to that ordinance instead. <p>MM 4.9.3b</p> <p>Prior to the approval of any public or private development project in areas containing trees, the Agency shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if active bird nesting is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 50 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.</p>	
<p>Impact 4.9.4 Implementation of the proposed project would result in impacts to and the potential loss of jurisdictional waters of the U.S.</p>	<p>PS</p>	<p>MM 4.9.4a</p> <p>Prior to the approval of any public or private development project, the Agency shall insure that there is no net loss of wetlands (including vernal pools and other wetland habitats) prior to development of land areas that contain wetland features. The Agency shall require that wetland features be delineated and identify those features that are "waters of the U.S.". A</p>	<p>LS</p>

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		<p>mitigation plan shall be developed that demonstrates how the “no net loss” standard will be achieved.</p> <p>MM 4.9.4b Prior to the approval of any public or private development project, the Agency shall ensure that direct and indirect effects to wetland habitats are minimized through the promotion of environmentally sensitive project siting and design, to the maximum extent practicable.</p>	
<p>Impact 4.9.5 Implementation of the proposed project would not interfere with the movement of several species of special concern.</p>	N	None required.	N
<p>Impact 4.9.6 Implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any Federal or State agency.</p>	N	None required.	N
<p>Impact 4.9.7 Implementation of the proposed project, together with past, present, and probable future projects in the area, could result in a cumulatively significant loss of biological resources in the region.</p>	CC	None proposed.	LCC
Cultural and Paleontological Resources			
<p>Impact 4.10.1 Implementation of the proposed project could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.</p>	PS	<p>MM 4.10.1a The Agency shall promote and establish programs that identify, maintain, and protect buildings, sites, or other features of the landscape that possess historic and/or cultural significance.</p> <p>MM 4.10.1b The Agency shall maintain and enhance the historic character of Rancho Cordova</p>	SU

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		<p>MM 4.10.1c through review procedures for remodeling and reconstruction of buildings and other structures.</p> <p>The Agency shall require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all Redevelopment Plan projects prior to construction activities. The studies shall: identify resources in the project area; determine the eligibility for inclusion in the California Register of Historical Resources of any resources that cannot be avoided in the project area; and provide mitigation measures for any resources in the project area that cannot be avoided.</p> <p>MM 4.10.1d The following provisions shall be incorporated in appropriate permits and/or conditions for all Redevelopment Plan projects:</p> <p><i>“The Planning Division shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifact) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action.</i></p> <p><i>The Planning Division shall be</i></p>	

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		<p><i>notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed."</i></p>	
<p>Impact 4.10.2 Implementation of the proposed project could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations).</p>	PS	Implement Mitigation Measure MM 4.10.1c and d .	LS
<p>Impact 4.10.3 Implementation of the proposed project along with any foreseeable development in the region could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.</p>	CC	Implementation of mitigation measures MM 4.10.1a through d would reduce the project's contribution to cumulative cultural resource impacts.	SU
<p>Impact 4.10.4 Implementation of the proposed project along with any foreseeable development in the region could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations).</p>	LCC	None required.	LCC

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Public Services			
Impact 4.11.1.1 Implementation of the proposed project would require additional fire protection and emergency medical equipment and facilities that would result in physical environmental impacts.	PS	MM 4.11.1.1a The Agency shall require that subsequent projects under the Redevelopment Plan are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements. MM 4.11.1.1b The Agency shall require that subsequent projects under the Redevelopment Plan fund their fair share portion of mitigation of impacts to public services and infrastructure, including the environmental impacts of extending or increasing services to those projects.	LS
Impact 4.11.1.2 Implementation of the proposed project, along with past, current, and project development in the cumulative area, would result in the need for additional fire protection and emergency medical facilities and equipment.	LCC	Implement mitigation measures MM 4.11.1.1a and b .	LCC
Impact 4.11.2.1 Implementation of the proposed project would result in additional residents, employment, and dwelling units in the Project Area, requiring additional law enforcement equipment and facilities.	PS	MM 4.11.2.1 The Agency shall require that subsequent projects under the Redevelopment Plan incorporate design measures that reduce the risk of crime and other law enforcement issues, including but not limited to the Crime Prevention Through Environmental Design (CPTED) principles. These	LS

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		<p>principles include:</p> <ul style="list-style-type: none"> • Natural surveillance design features that provide maximum visibility of people, parking areas, an building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. • Territorial reinforcement design features that create or extend a sphere of influence around projects. Territorial reinforcement features are those that define property lines and distinguish private spaces from public spaces, including landscape plantings, pavement designs, gateway treatments, and certain types of fencing. • Natural access control features that decrease crime opportunity by denying access to crime targets and create a perception of risk in potential offenders. This is created by careful design of streets, sidewalks, building entrances, and neighborhood gateways so that they clearly indicate public routes and discourage access to private areas using structural elements. • Target hardening features that prohibit unlawful entry or access 	

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		including window locks, dead bolts on doors, and interior-mounted door hinges.	
Impact 4.11.2.2 Implementation of the proposed project, along with past, current, and future projects within the cumulative area, would result in increased needs for law enforcement equipment and facilities.	LCC	None required.	LCC
Impact 4.11.3.1 Implementation the proposed project would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands.	LS	None required.	LS
Impact 4.11.3.2 Implementation of the proposed project, in combination with current and proposed development within the City of Rancho Cordova would result in the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet the cumulative water demands for SCWA, GSWC and Cal-Am.	CC	None available.	CC
Impact 4.11.4.1 Implementation of the proposed project would increase wastewater flows to the Sacramento Regional Wastewater Treatment Plant. These increases may exceed the treatment capacity of the Sacramento Regional Wastewater Treatment Plant.	LS	None required.	LS
Impact 4.11.4.2 Implementation of the proposed project would result in an increase in wastewater flows and would require additional infrastructure to meet the increase in those flows.	PS	MM 4.11.4.2 The Agency shall require that construction of redevelopment projects is not initiated without assurance from SRCSD and CSD-1 that sufficient service capacity and infrastructure is available to serve the	LS

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2.0 EXECUTIVE SUMMARY

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		project site. Additional infrastructure shall be in place and available prior to occupancy.	
Impact 4.11.4.3 Implementation of the proposed project, along with past, present, and projected development within the cumulative area, will result in a cumulative need for additional wastewater collection, conveyance, and treatment infrastructure and capacity.	CC	None available.	CC
Impact 4.11.5.1 Implementation of the proposed project would increase solid waste generation in the Project Area. Additional solid waste collection, handling, and storage service would be required by the additional waste generation.	LS	None required.	LS
Impact 4.11.5.2 Implementation of the proposed project, in addition to past, present, and projected future development in the City of Rancho Cordova, would require additional solid waste collection, handling, and storage services.	LCC	None required.	LCC
Impact 4.11.6.1 Implementation of the proposed project would result in an increase in dwelling units, resulting in increased student enrollment in the Project Area. This may require the construction of new schools and related facilities.	LS	None required.	LS
Impact 4.11.6.2 Implementation of the proposed project, in combination with projected increases in dwelling units within the Folsom Cordova	LCC	None available.	LCC

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Unified School District, will result in an increased need for public school facilities.			
Impact 4.11.7.1 Implementation of the proposed project would increase the demand for recreation facilities and will require additional parks and recreation facilities.	LS	None required.	LS
Impact 4.11.7.2 Implementation of the proposed project, along with past, present, and projected development in the cumulatively area, would result in an increase in population and thus an increase in demand for parks and recreational facilities.	LCC	None available.	LCC
Impact 4.11.8.1 Implementation of the proposed project would result in an increased demand for electrical power, natural gas, and telephone and cable services. Additional infrastructure would be required in order to provide such services.	PS	MM 4.11.8.1 The Agency shall require that construction of redevelopment projects is not initiated without assurance from SMUD and PG&E that current capacity exists to serve the uses of the projects.	LS
Impact 4.11.8.2 Implementation of the proposed project, as well as past, present, and future development of the cumulative area, would result in the cumulative increase in demand for electrical, natural gas, telephone, and cable service.	LCC	None available.	LCC
Visual Resources/Light and Glare			
Impact 4.12.1 Implementation of the proposed project may not result in substantial damage to scenic resources within a State scenic highway.	N	None required.	N

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<p>Impact 4.12.2 Implementation of the Redevelopment Plan will facilitate redevelopment activities that could potentially degrade existing scenic vistas.</p>	LS	None required.	LS
<p>Impact 4.12.3 Implementation of the Redevelopment Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the site.</p>	PS	<p>MM 4.12.3 The Agency shall require that projects under the Redevelopment Plan be designed to be compatible with surrounding development in ways that contribute to the desired character of the City. This shall be accomplished through application of the City of Rancho Cordova Design Guidelines on project design and shall specifically address the compatibility of high-rise development in the Downtown Planning Area with consideration of those issues unique to high-rise development (visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, noise and vibration).</p> <p>Even with implementation of this mitigation measure, the introduction of high-rise structures associated with potential land uses under the proposed General Plan and potentially facilitated by the proposed Redevelopment Plan will substantially alter the skyline and visual character of the City of Rancho Cordova.</p>	SU
<p>Impact 4.12.4 Implementation of the Redevelopment Plan may create new sources of daytime glare and nighttime lighting associated with redevelopment activities.</p>	LS	None required.	LS

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<p>Impact 4.12.5 Implementation of the Redevelopment Plan would include residential, commercial, and other land uses, which would contribute to the alteration of the existing visual resources in the City of Rancho Cordova.</p>	<p>CC</p>	<p>Implementation of Mitigation Measure MM 4.12.3 would assist in reducing the Redevelopment Plan's contribution to cumulative visual impacts.</p>	<p>SU</p>

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