

This Draft Environmental Impact Report (DEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Cod Sections 21000, et seq.) and State CEQA Guidelines. The City of Rancho Cordova is the lead agency for the environmental review for the proposed Preserve at Sunridge project evaluated herein, due to its principal responsibility of approving the project. As required by Section 15161 of the State CEQA Guidelines, this "Project DEIR" assesses all phases of the proposed project and the environmental impacts resulting from the planning, construction, and the operation of the project. This DEIR includes feasible mitigation to minimize the identified potential environmental impacts.

### 1.1 PURPOSE OF THE EIR

The City of Rancho Cordova (City) has prepared this DEIR to provide the public, City decision makers, responsible and trustee agencies with information about the potentially significant environmental effects of the proposed project. As described in the State CEQA Guidelines Section 15121(a), an EIR is a public informational document that assesses potentially significant environmental effects of the proposed project, as well as identifies mitigation measures and alternatives to the proposed project that could reduce or avoid any significant environmental impacts. Public agencies are charged with the duty to consider and minimize the significant environmental impacts of proposed development where feasible, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

CEQA requires the preparation of an environmental impact report prior to approving any project, which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (State CEQA Guidelines Section 15378[a]). The City of Rancho Cordova, serving as the lead agency, has determined that the Preserve at Sunridge is a "project" within the definition of CEQA.

### 1.2 LEAD AGENCY

Because the proposed project is located within the city limits of the City of Rancho Cordova, and the City has the principle responsibility for approving the proposed project, the City is the lead agency under CEQA for the preparation of this DEIR. See State CEQA Guidelines Sections 15051 and 15367.

### 1.3 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

"Responsible Agency" means a public agency that proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term "Responsible Agency" includes all California public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project. The following agencies are identified as potential Responsible Agencies:

- Elk Grove Unified School District
- Sacramento County Water Agency (SCWA)
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- Sacramento County Regional Sanitation District (SCRSD)
- Sacramento County Sanitation District No. 1 (CSD-1)
- California Department of Fish and Game (CDFG)
- Sacramento Municipal Utilities District (SMUD)
- Cordova Recreation and Park District

## 1.0 INTRODUCTION

---

The specific regulatory approvals sought from each of these agencies are described in Section 3.4

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency is the California Department of Fish and Game (CDFG).

Although not subject to California law, and thus outside the definitions of “responsible agency” or “trustee agency,” the United States Army Corps of Engineers (USACOE) and the United States Fish and Wildlife Service (USFWS) will also be called upon to grant approvals – under federal law – necessary for the development of the project area. These agencies have no duties under CEQA but rather are governed by a variety of federal statutory schemes, such as the Clean Water Act, which governs the dredging and filling of waters of the United States (e.g., some wetlands), and the Endangered Species Act, which requires USACOE to consult with USFWS as part of the review process for proposed wetland fill permits.

### 1.4 TYPE OF CEQA DOCUMENT

The State CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Project EIR pursuant to State CEQA Guidelines Section 15161. Project EIRs are defined by the State CEQA Guidelines (Section 15161) as:

*An EIR that focuses primarily on the changes in the environment that would result from the development of the project. A “Project” EIR examines all phases of a project including planning, construction, operation, and approval.*

By preparing a Project EIR, the City intends to allow the entire project, if approved by the City Council, to proceed without additional CEQA compliance absent the kinds of changed circumstances or project modifications that trigger the preparation of either a subsequent EIR, supplemental EIR, or addendum. (See State CEQA Guidelines, Sections 15162-15164.)

### 1.5 INTENDED USES OF THE EIR

This DEIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This DEIR, prepared in accordance with State CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the project. These actions include, but are not limited to, the following:

- General Plan Amendment to allow for the proposed uses. The existing and proposed General Plan designations are described in Section 3.0;
- Rezoning of the project site to Special Planning Area (SPA) to project specific development standards, design guidelines, road cross-sections, parks, and to codify the proposed development;
- Amendment to previously adopted mitigation measures BR-2 and BR-4 in the Sunrise Douglas Community Plan;
- Approval of the Public Facilities Financing Plan (PFFP) for the project;
- Approval of tentative and final maps;
- Approval of Improvement plans;
- Approval of Grading plans;
- Building permits; and

- Adoption of a Development Agreement addressing issues including a tax for police protection services, park renovation and improvement fees, and other matters.

## 1.6 RELATIONSHIP TO THE GENERAL PLAN AND SUNRISE DOUGLAS COMMUNITY PLAN

The Preserve at Sunridge project site was designated in the Sacramento County General Plan as an Urban Growth Area (UGA) and is located within the County's Urban Services Boundary (USB). Sacramento County Board of Supervisors, in approving the Sunrise Douglas Community Plan and Sunridge Specific Plan in July 2002, determined that the Community Plan area would meet the growing demand for housing and employment uses, provide adequate services and facilities, provide public transit service, and preserve and conserve natural features (*CEQA Findings of Fact for the SDCP/SRSP, Sacramento County Board of Supervisors, p. 30*).

Upon incorporation (July 1, 2003), the City of Rancho Cordova adopted the existing Sacramento County General Plan to guide development in the City until the formal adoption of its own General Plan. The County General Plan is the City's overall guide for the physical use of the City's resources, expresses the development goals of the community, and is the foundation upon which all land use decisions are based. However, the City is in the process of preparing its first General Plan. On May 16, 2005 the Rancho Cordova City Council adopted Resolution No. 57-2005, which established that the City's interim policies and diagrams associated with the development of its new General Plan will guide land use and circulation in the City until adoption of its new General Plan as provided for under California Government Code Section 65360(b)(1)<sup>1</sup>. Thus, the City's current guide for the physical use of the City's resources consists of the Draft Land Use Map Book, Circulation Plan and draft General Plan elements under consideration as of May 16, 2005.

The General Plan Land Use Map Book combines geographical areas of the City with generalized and specific land use designations to guide the City's future development patterns. The intent of the General Plan Land Use Map Book is to establish a variety of new land use designations that reflect more mixed, and in some cases, a higher density of development envisioned for the City.

The proposed project is located in the Suncreek/Preserve Planning Area (Suncreek/Preserve) as described in the City's General Plan Land Use Map Book. The Suncreek/Preserve includes the proposed project and the proposed Suncreek Specific Plan area, which is adjacent to the project's eastern and southern boundaries. This planning area is anticipated to have approximately 9,830 dwelling units, with a residential population of approximately 26,840 people.

As noted earlier, Sacramento County completed and approved the Sunrise Douglas Community Plan and the Sunridge Specific Plan (SRSP) in July 2002. The project site is within the adopted Sunrise Douglas Community Plan (SDCP) area. The SDCP provided policies and conceptual land uses for the area. It should be noted that the SDCP did not grant individual entitlements. Individual entitlements for subareas within the SDCP area will be granted through the adoption of specific plans, use permits, subdivision maps and related entitlements. The SDCP document

---

<sup>1</sup> Government Code Section 65360 requires a newly-incorporated city that has not yet prepared a General Plan to make certain findings prior to approving projects, issuing building permits and taking other actions, including a finding that:

"There is a reasonable probability that the land uses or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time." (Gov. Code Section 65360 (b)(1)).

## 1.0 INTRODUCTION

---

embodies the first step in a tiered process for planning and approving the subsequent development proposals. The Community Plan provided a policy bridge between the existing Sacramento County General Plan and subsequent developments within the SDCP area.

The SDCP does not assign land uses to individual parcels. Rather, the conceptual land use mix was established in subareas (villages) to evaluate the total environmental effect of developing the entire Community Plan area in the SDCP/SRSP EIR. The conceptual land uses and associated acreages represent the maximum allowable densities and residential units for each conceptual village. The SDCP land use concept consisted of six neighborhood clusters of villages (Villages A through F) with approximately 1,500 to 3,000 dwelling units in each village, all bounded by major arterial streets. The villages ranged from 450 acres to just over 1,000 acres. Each village's population was sufficient to support an elementary school, neighborhood park, and typically contained two activity centers and a commercial center.

The Preserve at Sunridge's proposed land uses and pattern of development varies from land allocations in the SDCP. The land use allocations for Villages C and F had more commercial acreage, no designated wetland preserves, more compact and higher-density development, more residential dwelling units, less acreage for parks, and did not consider acreages associated with the existing power line corridor. Therefore, a General Plan Amendment (GPA) is required for the project to change the existing designations on the site to allow for the proposed land uses. The SDCP document established the guiding principles, policies, land use acreage estimates, and basic infrastructure framework for the entire Community Plan area; however, only properties within the Sunridge Specific Plan (SRSP) were given land use designations by the County Board of Supervisors resolution in approving the SDCP and certifying the SDCP/SRSP EIR in June 2002. Individual properties outside the approved SRSP are required to identify proposed land uses on specific parcels and provide detailed plans implementation plans, including financial planning for public services and infrastructure necessary to accommodate the proposed land uses (SDCP, p. 2-1 and 2-2).

The Preserve project site falls within portions of Villages C and F in the SDCP; therefore, this DEIR assumes the remainder of Villages C and F minus the proposed and approved uses in Lot J, Sunridge Park, and a portion of SunCreek Specific Plan. The boundaries of the SDCP Village C also include the proposed Lot J project and the approved Sunridge Park project. Village C (as approved by Sacramento County) included a total of 445.6 acres, including 1,557 low-density residential units on 340 acres, 240 medium-density residential units on 12 acres, and 110 residential units within the commercial/office designation, as well as 60 acres of commercial and office use, 22.6 acres of parks and recreation, and 11.1 acres of elementary school. Together, Lot J and Sunridge Park projects would include 264.5 acres of low-density residential and 1,315 units, 2 acres of commercial, 17.3 acres of parks and recreation and a 10-acre elementary school, as well as a 6.4-acre wetland preserve, a 10-acre SMUD substation, and 14 acres of detention for a total of 324 acres. This would leave approximately 75 acres of low-density residential, 12 acres of medium-density residential, 60 acres of commercial, and 5.3 acres of parks within the Village C boundaries on the Preserve at Sunridge project site (e.g., north of Chrysanthy Boulevard).

The boundaries of the SDCP Village F include a portion of the proposed SunCreek Specific Plan in addition to the proposed project. Village F (as approved by Sacramento County) included 540 acres, including 1,756 low-density residential units on 424.2 acres, 216 medium-density residential units on 10.8 acres, 33 acres of commercial and office, 12 acres of parks and recreation, and a 60-acre junior and senior high school site. The portion of the proposed SunCreek Specific Plan that falls within Village F includes approximately 207 low-density residential units on 46 acres, 220 medium-density residential units on 11 acres, 26.6 acres of

wetland preserve, and a 77-acre junior and senior high school site. This would leave approximately 334 acres of low-density residential and 12 acres of park in the Village F boundaries on the Preserve at Sunridge project site (e.g., south of Chrysanthy Boulevard).

As indicated the Preserve project includes the remainder of the acreages and unit counts specified by the SDCP for Villages C and F; however, several things have changed since the Sacramento County Board of Supervisors approved the Sunrise Douglas Community Plan in 2002. The U.S. Army Corps of Engineers has required on-site wetland preserves on Sunridge Park and the proposed SunCreek Specific Plan. SMUD has required a 10-acre substation on the Sunridge Park site. Additionally, the Elk Grove Unified School District has required an 11-acre school on the Preserve at Sunridge project site and an elementary school site on the Sunridge Park site. Due to substantial changes in the SDCP, the current land uses and approved projects are not exact representations of those approved in conjunction with the SDCP.

Prior to adopting the Community Plan and Sunridge Specific Plan in July 2002, the Sacramento County Board of Supervisors certified the Final EIR for those documents on June 19, 2002. As noted earlier, the SDCP/SRSP EIR is a Master EIR, and the discussions of general issues included in it are in some cases applicable to the Preserve at Sunridge project. Notably, although the Master EIR was challenged in court, it was upheld by both the Sacramento Superior Court and the Court of Appeal for the Third Appellate District. (See *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2005) 127 Cal.App.4th 490.) However, it should be noted that this case has been taken on by the California State Supreme Court.

The SDCP/SRSP Final EIR disclosed the environmental effects of the approval of a General Plan Amendment, Community Plan Amendment, adoption of the Sunridge Specific Plan, Rezone, Zoning Ordinance Amendment, General Plan Transportation Diagram Amendments, 2010 Bikeway Master Plan Amendments, Large Lot Tentative Subdivision Map and an Amendment to existing Williamson Act contracts. The SDCP/SRSP Final EIR considered such changes in the context of the Sunrise Douglas/Sunridge project area, taking into consideration the overall impacts of the development of the entire area. The SDCP/SRSP EIR identified a number of potentially significant impacts associated with the development of the Community Plan, including some that could not be feasibly mitigated to less than significant levels. Section 4.1 Land Use of this DEIR includes a discussion of the proposed project's consistency with the conceptual land uses evaluated in the SDCP/SRSP. In approving the SDCP/SRSP project, the Sacramento County Board of Supervisors adopted Findings of Fact and Statement of Overriding Considerations for those impacts that could not be mitigated to less than significant levels. Below is a summary of the SDCP/SRSP CEQA Findings of Fact:

### IMPACTS DEEMED SIGNIFICANT AND UNAVOIDABLE BASED ON BOTH PROJECT SPECIFIC AND CUMULATIVE IMPACT.

- Wetland impacts and vernal pool impacts
- Special status species impacts
- Traffic Impacts (i.e., Community Plan Trip generation and SRSP impacts to intersections, freeway segments and ramps, and cumulative related impacts).
- Air quality impacts (i.e., Exposure of future residents to odors from the Sacramento Rendering Plant, construction related emissions, increase in ROG, NOX, and PM10, and exceedance of carbon monoxide standards).

## 1.0 INTRODUCTION

---

### IMPACTS DEEMED POTENTIALLY SIGNIFICANT AND MITIGABLE.

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

The SDCP/SRSP EIR included a global evaluation of the project site but did not address the specific environmental impacts of the project as proposed.

### 1.7 CONTINUING RELEVANCE OF THE MASTER EIR FOR THE SUNRISE DOUGLAS COMMUNITY PLAN AND SUNRIDGE SPECIFIC PLAN

This EIR, though technically not “tiering” from the Master EIR prepared for the Sunrise Douglas Community Plan and Sunridge Specific Plan, will nevertheless rely substantially on the Master EIR for information on a variety of topics. The City technically cannot engage in the formal “tiering” process pursuant to State CEQA Guidelines Section 15152 because the project, whose land uses and acreages differ in minor respects from what was assumed in the Master EIR, requires a general plan amendment and thus is not fully consistent with the adopted general plan. (See CEQA Guidelines, Section 15152, subd. (c) (“[t]iering . . . shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located”).) Nor can the City characterize this document as a “focused EIR” within the meaning of that legal term of art as contemplated by State CEQA Guidelines Section 15178, which assumes that such documents may only be prepared where a prior Master EIR’s information regarding cumulative impacts remains useful under current circumstances. Nevertheless, this Project EIR contains references to, and summaries of, the wealth of information in the Master EIR that, despite changes in the cumulative circumstances surrounding the project since July 2002, remains pertinent to the Preserve at Sunridge Project.

Under the State CEQA Guidelines, a lead agency’s ability to rely on information from prior EIRs and other planning documents is by no means limited to situations in which the formal tiering process may also be used. State CEQA Guidelines Section 15150 sets forth the rules governing “incorporation by reference”:

- a) An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration.
- b) Where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR or Negative Declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated document shall be made

available to the public in an office of the Lead Agency in the county where the project would be carried out or in one or more public buildings such as county offices or public libraries if the Lead Agency does not have an office in the county.

- c) Where an EIR or Negative Declaration uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and the EIR shall be described.
- d) Where an agency incorporates information from an EIR that has previously been reviewed through the state review system, the state identification number of the incorporated document should be included in the summary or designation described in subsection (c).
- e) Examples of materials that may be incorporated by reference include but are not limited to:
  - (1) A description of the environmental setting from another EIR.
  - (2) A description of the air pollution problems prepared by an air pollution control agency concerning a process involved in the project.
  - (3) A description of the city or county general plan that applies to the location of the project.
- f) Incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.

By relying on the available mechanism of incorporation by reference, the City, in preparing this Project EIR, has been able to make maximum feasible and appropriate use of the Master EIR while at the same time addressing changed cumulative circumstances and site-specific concerns not addressed specifically in the Master EIR. The result will be similar to the tiering process itself, which is intended to promote efficiency in the environmental review process. This process recognizes that the approval of many projects will move through a series of separate public agency decisions, going from approval of a general plan, to approval of an intermediate plan or zoning, and finally to approval of a specific development proposal. Each of these approvals is subject to the CEQA process. Tiering from a previous document allows a lead agency to focus the environmental review on the issues, which are relevant to the approval being considered. (See State CEQA Guidelines Section 15152.) Although the City is not technically engaging in tiering, because of the project's need for a general plan amendment, the City, through incorporation by reference, is using the Master EIR in a manner similar to what would be accomplished through tiering: relying largely on existing information about broad, area wide or regional issues and impacts, while updating that information where necessary and focusing on site specific issues not addressed previously.

Similarly, this is not a focused EIR, as that term of art is understood in the regulations governing the use of Master EIRs, because cumulative information requires updating. Even so, by using incorporation by reference, the City can gain efficiencies and avoid redundancy in a manner similar to the use of focused EIRs. Such documents normally focus on "new or additional significant effects" not analyzed in a master EIR, but are appropriate only where the lead agency can find that, under present circumstances, "the cumulative impacts, growth inducing

## 1.0 INTRODUCTION

---

impacts and irreversible significant effects analysis in the Master EIR is adequate for the subsequent project.” (State CEQA Guidelines Section 15178, subd. (a).) Here, even though the City cannot make, and has not tried to make, a finding that the cumulative impact analysis in the prior Master EIR remains up to date, the City will nevertheless focus its analysis primarily on site specific issues (akin to “new or additional significant effects”) not previously addressed in the Master EIR.

### 1.8 RELATIONSHIP TO THE SACOG PREFERRED BLUEPRINT SCENARIO

SACOG adopted its Preferred Blueprint Scenario (Blueprint Plan) in December 2004, which is a regional vision to accommodate the projected growth and long-term needs of the region over the next 50 years. The Blueprint Plan is intended to guide land-use and transportation choices as the region population is projected to grow from its current population of 2 million to an over an estimated 3.8 million and the amount of jobs projected to double to nearly 1.9 million by 2050. The Blueprint Plan proposes a concentrated, compact development pattern in the region with a balance of employment, residential, shopping, and recreational uses linked to transportation system improvements. Based on the growth projections, SACOG has concluded that unless higher density developments are implemented, the region will consume an additional 400,000 acres at current development patterns.

The Blueprint Plan vision was developed to avoid many of the problems associated with low-density development and is structured around specific growth principles to provide a variety of transportation choices that encourages walking, transit, bicycling and other alternative modes to reduce the number and length of vehicular trips. Mixed-use developments that are more compactly built create vital and active neighborhoods, while still providing homes, shops, entertainment, and even light-industrial uses. The Blueprint Plan also encourages intensified development on underutilized parcels to provide a wide variety of housing and lot size choices, both traditional single-family and detached homes. Lastly, the Blueprint Plan promotes natural resource conservation through wildlife preservation, the incorporation of public use open space (parks, town centers, trails and greenbelts) and quality building, public right-of-way and landscaping design, influencing the attractiveness of the compact developments.

The Rancho Cordova’s interim General Plan (e.g., Draft Land Use Map Book, Land Use Map and Circulation Plan) are consistent with the basic principles and design strategies of SACOG’s Preferred Blueprint Scenario, including increasing compact land use patterns, a mix of residential densities, mixed-use projects, transportation choices, a variety of housing choices and density, encouraging infill, quality design, and natural resource conservation. Likewise, the proposed project has been designed to be consistent with SACOG’s Blueprint Plan design principles.

While the Blueprint Plan would improve the regional transportation system and air quality by reducing the frequency and length of vehicle trips and making efficient use of scarce land resources by providing more dense compact developments, it ultimately would result in greater environmental and cumulatively considerable impacts in many of the technical issue areas than the proposed project (i.e., local transportation impacts, biological resources impacts, loss of farmland, etc.). Therefore, because the project would be consistent with the Blueprint Plan, it would have more on-site and localized impacts than a non-Blueprint Plan but it would reduce environmental impacts on a regional level.

The Blueprint Plan has not been adopted by the City of Rancho Cordova, has no regulatory standing and is not considered legally binding on the City. However, the City can exercise its discretionary power to consider whether conflicts between the proposed project and the Blueprint Plan policies could result in adverse environmental effects. In determining whether a



conflict translates into environmental impacts, the City Council must consider whether implementation of the proposed project, compared with implementation of a Blueprint based plan, would yield either (a) a lost opportunity to accomplish a long-term environmental benefit or (b) a lost opportunity to minimize a long term environmental impact. The Rancho Cordova City Council has the discretion to approve the proposed project based on a "reasonable balancing of the relevant economic, environmental, social, and technological factors. The approval of development projects requires a balancing of interests is left to the discretion of local officials, in this case, the City Council, who is the decision making body for the approval of the proposed project.

### 1.9 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The environmental issues addressed in this Draft EIR were established through review of the SDCP/SRSP EIR, environmental documentation of projects located in the vicinity, and private and public agency responses to the Notice of Preparation/Initial Study (NOP/IS). Based upon these comment received, agency consultation and review of existing environmental documentation, the City determined the scope for this EIR.

This Draft EIR is organized in the following manner:

#### SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended use of the EIR and the review and certification process.

#### SECTION 2.0 - EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and provides a concise summary matrix of the project's environmental impacts and associated mitigation measures.

#### SECTION 3.0 - PROJECT DESCRIPTION

This section provides a detailed description of the proposed project, including intended objectives, background information, and physical and technical characteristics.

#### SECTIONS 4.0 – 4.12 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

Section 4.0 provides an introduction to environmental analysis and assumptions used to analyze the proposed project in this EIR. Section 4.1 – 4.12 contains an analysis of environmental topic areas as identified below. Each subsection contains a description of the existing setting of the project area, identifies project-related impacts, includes mitigation measures, and cumulative analysis specific to the topic area.

The following major environmental topics are addressed in this section:

- Land Use
- Population and Housing

## 1.0 INTRODUCTION

---

- Cultural Resources
- Hazards and Hazardous Materials
- Transportation and Circulation
- Noise
- Air Quality
- Hydrology and Water Quality
- Geology and Soils
- Biological Resources
- Public Services and Utilities
- Visual Resources and Aesthetics

The Initial Study was prepared consistent with State CEQA Guidelines Section 15063, to determine if the proposed project would have a significant effect upon the environment and (see **Appendix 1.0**). The following issue areas were identified as potentially significant: Aesthetics, Biological Resources, Cultural Resources, Hazards and Hazardous, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities and Service Systems. The following issue areas were identified as having less than significant impacts: Agricultural Resources, Geology and Soils, and Mineral Resources.

### SECTION 5.0 - CUMULATIVE IMPACTS SUMMARY

This section discusses the cumulative impacts associated with the proposed project and includes mitigation measures. As required by State CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable.

### SECTION 6.0 - ALTERNATIVES TO THE PROJECT

State CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain most of the basic objectives of the project while avoiding and/or lessening any of the significant environmental effects of the project. This alternatives analysis provides a comparative analysis between the project and the selected alternatives.

### SECTION 7.0 - LONG-TERM IMPLICATIONS OF THE PROJECT

This section contains discussions and analysis of various topical issues mandated by CEQA. These include significant environmental effects that cannot be avoided if the project is implemented and growth-inducing impacts. The setting in the Community Plan area has changed substantially since certification of the SDCP/SRSP Final EIR. Changes include roadway improvements to Sunrise Boulevard, the extension of water and sewer facilities, new 69-kV lines and 12-kV transmission lines, drainage and detention basin improvements, and several project modifications due to environmental constraints on various properties.

### SECTION 8.0 - REPORT PREPARERS AND REFERENCES

This section lists all authors and agencies that assisted in the preparation of the EIR by name, title, and company or agency affiliation.

## APPENDICES

This section includes all notices, correspondence pertinent to the EIR, as well as technical materials prepared and used to support the analysis.

### 1.8.1 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR will involve the following procedural steps:

#### NOTICE OF PREPARATION AND INITIAL STUDY

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

#### DRAFT EIR

This document constitutes the Draft EIR. The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. Concurrent with the release of the Draft EIR, the City will file a Notice of Completion (NOC) with the State Office of Planning and Research to begin the 45-day public review period (Public Resources Code, Section 21161).

#### PUBLIC NOTICE/PUBLIC REVIEW

Concurrent with the NOC, the City will provide public notice of the availability of the Draft EIR for public review, and invite comment from the general public, agencies, organizations, and other interested parties. According to State CEQA Guidelines Section 15105, the public review and comment period should be no less than thirty (30) days or longer than sixty (60) days. As mentioned above, the review period for this DEIR is anticipated to be forty-five (45) days. A longer period – such as 60 days – is normally reserved for unusually large or complex projects. Public comment on the Draft EIR will be accepted both in written form and orally at public hearings. Although no public hearings to accept comments on the EIR are required by CEQA, the City expects to hold a public comment meeting during the forty-five (45) day review period prior to EIR certification. Notice of the time and location of the hearing will be published prior to the hearing. All comments or questions regarding the Draft EIR should be addressed to:

Hilary Anderson - Environmental Coordinator  
City of Rancho Cordova Planning Division  
3121 Gold Canal Drive  
Rancho Cordova, CA 95670  
[preserveatsunridge@cityofranhocordova.org](mailto:preserveatsunridge@cityofranhocordova.org)  
**Emails sent to another address will not be accepted.**

## 1.0 INTRODUCTION

---

### RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to all significant environmental issues raised in written and oral comments received during the public review period and to oral comments made at any public hearing.

### CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The City Council will review and consider the Final EIR. If the City Council finds that the Final EIR is "adequate and complete", the Council may certify the Final EIR. In making such determinations (or not), the City Council will take into account the advisory recommendations of the Planning Commission. The rule of adequacy generally holds that the EIR can be certified if 1) it shows a good faith effort at full disclosure of environmental information, and 2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the City Council may take action to approve, revise, or reject the project. A decision to approve the project would be accompanied by written findings in accordance with State CEQA Guidelines Section 15091 (Findings) and, if applicable, Section 15093 Statement of Overriding Considerations). A Statement of Overriding Considerations requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve a project. A Mitigation Monitoring and Reporting Program (MMRP), as described below, would also be adopted for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. The MMRP will be designed to ensure that these measures are carried out during all phases of the project's implementation.

### MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code Section 21081.6(a) requires lead agencies, at the time of project approval, to adopt a MMRP to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The specific "reporting or monitoring" program required by CEQA is not required to be included in the EIR; however, it will be presented to City decision-makers for adoption. Throughout the EIR, however, mitigation measures have been clearly identified and presented in language that will facilitate establishment of a monitoring and reporting program. Any mitigation measures adopted by the City Council as conditions for approval of the project will be included in MMRP to ensure and verify compliance.

### 1.10 SCOPE OF THE EIR

Pursuant to the State CEQA Guidelines, the scope of this DEIR includes specific issues and concerns identified as potentially significant physical effects on the environment. The City of Rancho Cordova determined that the preparation of an EIR was appropriate due to potentially significant environmental impacts that could be caused by implementing the Preserve at Sunridge project. This DEIR evaluates the existing environmental resources in the vicinity of the project site, analyzes potentially significant impacts on those resources due to the proposed project, and identifies mitigation measures that could avoid or reduce the magnitude of any significant impacts. This DEIR provides a general review of the potential environmental effects resulting from the development of the proposed project.

### **1.11 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION**

The City received eleven Notice of Preparation comment letters on issues identified for the Preserve at Sunridge EIR. A copy of each letter is provided in **Appendix 1.0** of this DEIR. The City received letters from the following federal, state and local agencies and interested parties.

- United States Environmental Protection Agency (EPA)
- United States Department of the Interior, Fish and Wildlife Service (USFWS)
- Rancho Cordova Police Department
- California Department of Transportation (Caltrans), District 3
- Elk Grove Unified School District (EGUSD)
- California Native Plant Society (CNPS)
- Southern California Water Company
- Sacramento County Department of Transportation
- California Department of Fish and Game (CDFG)
- United States Army Corps of Engineers (USACOE)
- Sacramento Metropolitan Air Quality Management District (SMAQMD)

The following summarizes the primary concerns expressed in these letters.

- A four lane road is required fronting the northern edge of the school site that would connect Jaeger to Americanos and a four land road fronting the eastern edge of the school site will be required. These requirements will most likely affect the street patterns of the Preserve at Sunridge project.
- Due to substantial growth in the EGUSD, the developer fees and Mello-Roos taxes are not sufficient or timely enough to keep pace with the growth. Without continued state funding, the District is in a school housing crisis and students may be housed on campuses that exceed the intended capacity.
- A traffic impact study (TIS) should be prepared to assess the project's impacts on the Sunrise Boulevard Interchange at US-50 and the intersection at State Route 16 (SR-16) and be based on a 20-year planning horizon.
- The Preserve at Sunridge site plan is not consistent with the USFWS' conceptual-level strategy document and map. As proposed, the project would result in significant impacts to, and loss of, vernal pools, tadpole shrimp, vernal pool fairy shrimp, Sacramento and Slender Orcutt grass, and the habitats these species depend on. In addition, the project would result in the realignment of Morrison Creek form much of its length in the project site and impact the overall hydrology of the area.
- Vertical wrought-iron fencing should be used for all private fences between private lots and open space, parks, right of ways, or other public access land.
- All walking trails and paths should be a minimum of 12 feet wide to allow for emergency access and include no barricades or other obstructions that would inhibit such access.
- The proposed development scenario represents an even greater level of environmental damage relative to the proposal originally submitted by A&P Investments. The original proposal included 300.1-acres of LDR, 75.3-acres of MDR, 26.6-acres of commercial uses, 10.0-acres of parks, 12.4-acres designated for schools, and 105.6-acres of open space/mitigation.

## 1.0 INTRODUCTION

---

- The applicant has not evaluated an adequate range of alternatives and has not demonstrated that their proposed project is the least environmentally damaging practicable alternative.
- Full analysis of the impacts from hydrologic modification of the project site in the context of its overall watershed.
- Given the size of the project, the SMAQMD believes it will trigger the District's threshold of significance for both construction and operational air quality emissions. An air quality analysis should be performed in conjunction with the EIR.

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

### 2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

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

### 2.2 PROJECT CHARACTERISTICS

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

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

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

The internal circulation system would include arterial streets to serve as the principle streets in the area. These streets include Jaeger Road on the site's western boundary and Chrysanthy Boulevard, which bisects that project site and provides an east-west direction between Sunrise Boulevard and Grant Line, which are two major arterial streets (6-lane roadways). The internal

## 2.0 EXECUTIVE SUMMARY

---

residential streets provide connections into and through the SPA and connect residential neighborhoods with the Town Center, elementary school, and the various planned park and open space areas. The project would also include an open space/wetland on approximately 92.4-acres in the southwestern portion of the site and a combination parkway/drainage corridor located within the existing transmission corridor.

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

### 2.3 AREAS OF CONTROVERSY

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

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

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

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

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

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

**Biological Resources:** The project, as proposed, is not consistent with the USFWS' conceptual-level strategy document and map and would result in significant impacts to, and loss of, vernal pools, tadpole shrimp, vernal pool fairy shrimp, Sacramento and Slender Orcutt grass, and the



habitats on which these species depend on. These issues are addressed and evaluated in section 4.9 (Biological Resources) of this EIR.

## **2.4 PROJECT ALTERNATIVES SUMMARY**

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

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

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

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

The boundaries of the SDCP Village F include a portion of the proposed SunCreek Specific Plan. Village F (as approved by Sacramento County) included 540 acres, including 1,756 low-density residential units on 424.2 acres, 216 medium-density residential units on 10.8 acres, 33 acres of commercial and office, 12 acres of parks and recreation, and a 60-acre junior and senior high school site. The portion of the proposed SunCreek Specific Plan that falls within Village F includes approximately 207 low-density residential units on 46 acres, 220 medium-density residential units

## 2.0 EXECUTIVE SUMMARY

---

on 11 acres, 26.6 acres of wetland preserve, and a 77-acre junior and senior high school site. This would leave 334 acres of low-density residential and 12 acres of park in the Village F boundaries on the Preserve at Sunridge project site (e.g., south of Chrysanthy Boulevard). However, as noted below, the exact acreages and unit counts are impossible to allocate within this alternative due to the land use changes that have occurred since the Sunrise Douglas Community Plan was approved in 2002.

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

**Alternative 3 - Aquatic Resource Habitat Alternative:** In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps of Engineers (collectively referred to as the "Agencies") met to formulate a Conceptual-Level Strategy for Avoiding, Minimizing, and Preserving Aquatic Resource Habitat in the Sunrise Douglas Community Plan Area (Conceptual Level Strategy). The intended result of the effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts of the waters of the U.S., including wetlands and vernal pools, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. (It should be noted that the Conceptual Level Strategy is not an adopted plan, has no regulatory standing and is intended as a planning tool by the participating agencies.) The Conceptual Level Strategy also sought to ensure that a viable South Sacramento County Habitat Conservation Plan (HCP) could be developed given that a large proportion of vernal pool habitat under consideration by the HCP lies within the Sunrise Douglas Community Plan area. Although Morrison Creek has been modified downstream in the adjacent Anatolia project and further downstream by Tiechert, Inc. mining operations, the portion of Morrison Creek within the project site is considered the headwaters of the system and, therefore, contains unique function and value. The Aquatic Resource Habitat Alternative would include a larger wetland preserve area than the proposed project. This alternative would increase the wetland preserve acreage from approximately 92.4 acres (for the proposed project) to approximately 225.0 acres of aquatic resources habitat along the existing Morrison Creek alignment. This alternative would keep the "Town Center" portion of the site unchanged as compared with the proposed project, remaining at approximately 17 acres. The expanded wetland preservation/open space portion of the site would comprise nearly 42.5 percent of the entire site. The preserve area boundaries roughly follow the watershed of the Morrison Creek tributary. Parks would be expanded to 37.3 acres. The detention basin at the northern corner of the site would be eliminated and the basin to the south of the Town Center would be reduced to approximately six acres. The school site would be 11 acres, like the proposed project; however, the site would be constructed south of Chrysanthy Boulevard. The residential dwelling total for this alternative would be 2,003 units on approximately 178.7 acres based on the density ranges in RD-5, RD-7, RD-10, RD-15 and RD-30. There would be one 27-acre neighborhood park and three smaller parks serving the project.

The Aquatic Resource Habitat Alternative would have one roadway crossing (Chrysanthy Boulevard) through the open space/wetland preserve. A small portion of Morrison Creek in the western half of the

project site southeast of the commercial center would be realigned to connect with the detention basin and the outfall to the Anatolia development. This alternative would also include a stormwater drainage channel within the utility corridor, which would collect stormwater runoff and summer flows. The channel would convey the project flows and offsite flows from projects north and northeast of the site to the detention basin, where it would be treated in the onsite detention basin before being released into the detention basin in Anatolia. This alternative would require the project to retain the natural flow regime and water quality including not altering baseline flows in the receiving waters, not allowing untreated discharges to occur into existing aquatic resources, and not using aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All stormwater flows generated on-site and entering preserve boundaries would be pre-treated to reduce urban contaminants.

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

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

**Alternative 5 – Blueprint Alternative:** This alternative was designed for consistency with SACOG's "Preferred Blueprint Scenario" which depicts a way for the Sacramento region to grow through the year 2050 based on the "Seven Principles of Smart Growth" – Transportation Choices, Housing Choices, Compact Development, Use of Existing Assets, Mixed Land Uses, Natural Resources Conservation, and Quality Design. SACOG has designated the project site as "medium-density, mixed residential" in the Blueprint. The SACOG Blueprint vision promotes compact mixed-use developments with more transit choices as alternatives to traditional low-density developments. Low-density developments may reduce site-specific environmental impacts; however, they can also be considered an inefficient use of finite land resources. Sacramento County has experienced substantial population and development growth over the past five years. Additional low-density development coupled with increasing market demand can result in development occurring on the urban periphery, with long-term consequence or more overall losses of habitat, open space, and agricultural lands. Under the Smart Growth principles, areas planned for future development are at higher densities. Because this

## 2.0 EXECUTIVE SUMMARY

---

alternative is consistent with SACOG's Preferred Blueprint Scenario, it would result in more environmental impacts within the project site and in Rancho Cordova, including impacts to transportation and biological resources that might be avoided or lessened with a less compact development. However, this alternative would help to improve the regional transportation system and air quality by reducing the frequency and length of vehicle trips and making efficient use of scarce land resources. Additionally, Smart Growth principles suggest that developing a site with higher densities, while avoiding critical habitat (i.e., wetlands, vernal pools, etc.), would focus market demand for development into areas near existing development, infrastructure systems, and services.

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

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

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

### 2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

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

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

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

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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

## 2.0 EXECUTIVE SUMMARY

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

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

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

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



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

N – No Impact  
LS – Less Than Significant

PS - Potentially Significant  
S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
CC – Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.1c</b> <i>Construct improvements identified in mitigation measures MM 4.4.1a and MM 4.4.1b and construct the Zinfandel Drive Extension between International Drive and Mather Boulevard as a four-lane roadway. This improvement will reduce the daily traffic volume on the segment of Sunrise Boulevard between Folsom Boulevard and White Rock Road by about 1,700 vehicles per day, which would reduce the V/C ratio to within the 0.05 of the V/C ratio under "No Project" conditions, which would satisfy the City's significance threshold for roadways. However, the LOS would remain at E.</i></p> <p><i>Timing/Implementation: The project's fair-share</i></p>	<p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.1d</b> Widen the segment of Sunrise Boulevard between Kiefer Boulevard and SR-16 from one to two lanes in each direction. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction</i></p>	<p>LS (Ultimately)</p> <p>SU (Short Term)</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>becomes practicable.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<p><b>Impact 4.4.2</b> Implementation of the project will cause in the worsening of already deficient LOS and/or an increase of 0.05 volume-to-capacity ratio at signalized intersections or a 5 second or greater delay at unsignalized intersections at study intersections under Baseline conditions resulting in a significant impact.</p>	<p>S</p>	<p><b>MM 4.4.2a</b> Widen the northbound and southbound approaches to the SR 16/Excelsior Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County..</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.2b</b> Install a traffic signal at the SR 16/Eagles Nest Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation: The project's fair-share</i></p>	<p>SU</p> <p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.2c</b> Widen the northbound and southbound approaches to the SR 16/Grant Line Road intersection to provide one exclusive left-turn lane and a shared through/right-turn lane on each approach with protected left-turn phasing. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County.</i></p>	<p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.2d</b> Install a traffic signal at the Douglas Road/Grant Line Road intersection (No modification of the approach lane configurations are needed). This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.2e</b> Widen Sunrise Boulevard between Douglas Road and just south of Chrysanthy Boulevard (to provide transition from the six and four-lane sections) from two to three lanes in each directions and widen the northbound, southbound, eastbound, and westbound approaches to the Douglas Road/Sunrise Boulevard intersection to provide the following lane configurations:</p> <ul style="list-style-type: none"> <li>• Two left-turn lanes, three through lanes, and one right-turn lane on the</li> </ul>	<p>SU</p> <p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

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

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

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

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>improvements shall be in place prior to LOS E operational conditions. Improvements to this intersection shall be coordinated with Sacramento County.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<p><b>Impact 4.4.3</b> Implementation of the project will exacerbate unacceptable LOS conditions along the Sunrise Boulevard corridor in excess of the 6,500 residential building lot threshold set forth in Zoning Condition 48 associated with the Sunridge Specific Plan.</p>	<p>S</p>	<p><b>MM 4.4.3</b> The project applicant shall participate with the City in the development of roadway capacity improvements for the Sunrise Boulevard corridor, which may include a combination of roadway improvements analyzed in Scenarios 1 through 6 of the Draft EIR as well as other additional roadway improvements that may be identified in the City's traffic improvement phasing study</p> <p><i>Timing/Implementation: The project's fair-share participation in these improvements and the associated timing/phasing of these improvements and potential phasing of project site development shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	<p>SU</p>
<p><b>Impact 4.4.4</b> Implementation of the project will exacerbate unacceptable operations on</p>	<p>S</p>	<p><b>MM 4.4.4</b> Implement the following improvements to</p>	<p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Watt Avenue).</p> <ul style="list-style-type: none"> <li>HOV enhancements to existing interchanges such as bypass lanes at existing metered on-ramps.</li> </ul> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Caltrans and Sacramento County (as necessary)..</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<p><b>Impact 4.4.5</b> Implementation of the project will increase demand for transit service in the City of Rancho Cordova.</p>	<p>PS</p>	<p><b>MM 4.4.5</b> The project shall participate in capital improvements for transit service as well as operational services.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Regional Transit (as necessary).</i></p>	<p>LS</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i>	
<b>Impact 4.4.6</b> Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova.	LS	None required.	LS
<b>Impact 4.4.7</b> Implementation of the project under Interim Year (2014) conditions would result in the worsening of already deficient LOS and/or an increase of 0.05 or greater of the volume-to-capacity ratio on deficiently operating roadways located within the project area.	S	<p><b>MM 4.4.7</b> Widen Sunrise Boulevard from White Rock Road to just south of Douglas Road from two to three lanes in each direction. This improvement would require modification to the Sunrise Boulevard/Douglas Road intersection. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public</i></p>	<p>LS (Ultimately) SU (Short Term)</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<i>Works Department.</i>	
<p><b>Impact 4.4.8</b> Implementation of the project in the worsening of already deficient LOS and/or an increase of 0.05 volume-to-capacity ratio at signalized intersections or a 5 second or greater delay at unsignalized intersections at under Interim Year (2014) conditions resulting in a significant impact.</p>	S	<p><b>MM 4.4.8a</b> Widen the eastbound approach to the Grant Line Road/Sunrise Boulevard intersection and construct a second eastbound to northbound left-turn lane. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.8b</b> Install a traffic signal at the Grant Line Road/Kiefer Boulevard intersection with protected left-turn phasing on all approaches. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project</p>	<p style="text-align: center;">SU</p> <p style="text-align: center;">SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

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

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.8d</b> In addition to the improvements identified in under Mitigation Measures MM 4.4.2e, the westbound approach of the Douglas Road/Sunrise Boulevard intersection shall consist of two left-turn lanes, two through lanes, and one right-turn lane.</p> <p>This improvement will reduce the impact of the project at this intersection; however, the intersection will still operate at LOS F.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.8e</b> In addition to the improvements identified under mitigation measures MM 4.4.1a, MM 4.4.1b and MM 4.4.1c and MM 4.4.2f, widen the northbound and eastbound approaches to the Sunrise Boulevard/International Drive intersection to include the following lane configurations:</p> <ul style="list-style-type: none"> <li>• Two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach</li> </ul>	<p>SU</p> <p>SU</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>One left-turn lane, one through lane, and two right-turn lanes on the eastbound approach</li> </ul> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<p><b>Impact 4.4.9</b> Implementation of the project will exacerbate unacceptable operations on eastbound and westbound US-50 under Interim Year (2014) conditions.</p>	S	Implementation of Mitigation Measure MM 4.4.4.	SU
<p><b>Impact 4.4.10</b> Implementation of the project will increase demand for transit service in the City of Rancho Cordova under Interim Year (2014) conditions.</p>	PS	Implementation of Mitigation Measure MM 4.4.5.	LS
<p><b>Impact 4.4.11</b> Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova under Interim Year (2014) conditions.</p>	LS	None required.	LS
<p><b>Impact 4.4.12</b> Implementation of the project result in the worsening of already deficient LOS and/or</p>	S	<p><b>MM 4.4.12a</b> Construct the extension of Hazel Avenue from US-50 to Grant Line Road to a width</p>	SU

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>an increase of 0.05 or greater of the volume-to-capacity ratio on deficiently operating roadways as well as trigger some roadways to exceed the City's LOS D standards located within the project area under Cumulative (Year 2030) Conditions with both the Hazel Avenue Extension Scenarios.</p>		<p>of two lanes each way as a four-lane facility. This improvement lies outside the City of Rancho Cordova. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.12b</b> Widen the segment of Douglas Road (from Sunrise Boulevard to Jaeger Road) from two to three lanes in each direction. This improvement will provide LOS D or better operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements</p>	<p>LS (Ultimately) SU (Short Term)</p>

N – No Impact  
LS – Less Than Significant

PS - Potentially Significant  
S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
CC – Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p style="text-align: right;"><i>shall be in place prior to LOS E operational conditions</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.12c</b> Widen the segment of Chrysanthy Boulevard (Jaeger Road to Americanos Boulevard) from two to three lanes in each direction. This improvement will provide LOS D or better operations. This mitigation measure may not ultimately required if additional traffic analysis associated with the City of Rancho Cordova Interim General Plan Circulation Plan in the project area determine that this additional widening is unnecessary to maintain LOS D or better conditions.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as</i></p>	LS

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

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

N – No Impact  
LS – Less Than Significant

PS - Potentially Significant  
S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
CC – Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.12f</b> Widen Jaeger Road (from Douglas Road to Chrysanthy Boulevard) from two to three lanes in each direction. This improvement would not improve the operation of the Sunrise Boulevard corridor.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	SU
<p><b>Impact 4.4.13</b> Implementation of the project will result in the worsening of already deficient LOS, an increase of 0.05 volume-to-capacity ratio at signalized intersections, cause a 5 second or greater delay at unsignalized</p>	S	<p><b>MM 4.4.13a</b> Widen the eastbound approach to the SR-16/Excelsior Road intersection and provide two eastbound to northbound left-turn lanes, which would require widening a Excelsior Road north of SR-16 to provide a</p>	<p>LS (Ultimately) SU (Short Term)</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>intersections as well as trigger some intersections to exceed the City's LOS D standards at study area intersections under Cumulative (Year 2030) Conditions with both the Hazel Avenue Extension Scenarios.</p>		<p>lane transition from two to one lane. This improvement would reduce the impact of the project at this intersection and provide LOS D operations. This intersection lies outside the City of Rancho Cordova city limits.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.13b</b> Associated with the implementation of Mitigation Measures MM 4.4.2d and MM 4.4.8c, provide a protected left-turn phasing on the northbound approach at the Douglas Road/Grant Line Road intersection. This improvement would reduce the impact of the project at this intersection and provide LOS B operations.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified</p>	<p>SU</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.13c</b> In addition to implementation of Mitigation Measures MM 4.4.12a and d, construct an at-grade intersection enhancements (e.g., three separate left-turn lanes and two separate right-turn lanes). This improvement would improve operations at the intersection; however, the LOS would remain F during the AM and PM peak hours with V/C ratios near 2.00 during the PM peak hour.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.13d</b> In addition to the implementation of the intersection improvements identified under Mitigation Measure MM 4.4.8e, the eastbound approach of the Sunrise</p>	<p>SU</p> <p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>Boulevard/International Drive intersection shall be modified to consist of two left-turn lanes, a shared through/right-turn lane, and one right-turn lane on the eastbound approach.</p> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p><i>Timing/Implementation: The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM 4.4.13e</b> In addition to the implementation of Mitigation Measure MM 4.4.12b, construct the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>Two left-turn lanes, three through lanes, and one right-turn lane on all approaches.</li> </ul> <p>This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F. The addition of a second eastbound right-turn lane would provide LOS D operations during the PM peak hour; however, the second right-turn lane would increase pedestrian crossing</p>	SU

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements shall be coordinated with Sacramento County.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.13h</b> In addition to the implementation of Mitigation Measure MM 4.4.12e, provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>• Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches</li> <li>• Two left-turn lanes, two through lanes, and one right-turn lane on the eastbound and approach</li> <li>• Two left-turn lanes, two through lanes, and two right-turn lanes on the westbound approaches</li> </ul> <p>This improvement would require widening Jaeger Road south of Chrysanthy Boulevard to accommodate a lane transition from six total lanes to four total lanes. The intersection would operate at LOS C with</p>	<p>LS (Ultimately)</p> <p>SU (Short Term)</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>this improvement.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. However, these improvements shall be in place prior to LOS E operational conditions unless otherwise agreed to by the City. Any agreement by the City waiving the LOS E implementation trigger would require that the particular transportation improvement be constructed as soon as implementation/construction becomes practicable.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.13i</b> Widen White Rock Road from one lane in each direction to three lanes in each direction to the east and west of the Jaeger Road/White Rock Road intersection and provide the following lane configurations at the intersection:</p> <ul style="list-style-type: none"> <li>Two left-turn lanes, three through lanes, and one right-turn lane on the northbound and southbound approaches</li> </ul>	<p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>Two left-turn lanes, three through lanes, and two right-turn lanes on the eastbound and westbound approaches</li> </ul> <p>This improvement would also require improvements at the Americanos and Grant Line Road intersection to accommodate the number of through lanes on White Rock Road. This improvement would reduce the impact of the project at this intersection; however, the LOS would remain F.</p> <p><i>Timing/Implementation:</i> The project's fair-share participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM 4.4.13j</b> In addition to the implementation of Mitigation Measure MM 4.4.12d, the following lane configurations shall be made at the Grant Line Road/Sunrise Boulevard intersection:</p> <ul style="list-style-type: none"> <li>One left-turn lane, one through lane, and one shared through/right-turn lane on the westbound approach.</li> </ul> <p>This improvement would provide operations of LOS D or better.</p> <p><i>Timing/Implementation:</i> The project's fair-share</p>	SU

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>participation in this improvement and the associated timing of this improvement shall be identified in project conditions of approval and/or the project's development agreement. Improvements to this intersection shall be coordinated with Sacramento County.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<b>Impact 4.4.14</b> Implementation of the project will exacerbate unacceptable operations on eastbound and westbound US-50 under cumulative conditions.	S	Implementation of Mitigation Measure MM 4.4.4.	SU
<b>Impact 4.4.15</b> Implementation of the project will increase demand for transit service in the City of Rancho Cordova under cumulative conditions.	S	Implementation of Mitigation Measures MM 4.4.5.	LS
<b>Impact 4.4.16</b> Implementation of the project will increase demand for bicycle and pedestrian facilities in the City of Rancho Cordova under cumulative conditions.	LS	None required.	LS
<b>Noise</b>			
<b>Impact 4.5.1</b> Project-related increases in near-term traffic noise levels are predicted to be less than 3 dB Ldn on project area roadways.	LS	None required.	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 4.5.2</b> The commercial land uses associated with the project may generate noise levels in excess of City standards.</p>	<p>PS</p>	<p><b>MM 4.5.2a</b> The project’s commercial uses shall incorporate the best available practices/technology to ensure that the rooftop mechanical equipment is shielded from proposed residential uses or placed within equipment rooms to avoid exceedance of applicable City noise standards illustrated in <b>Table 4.5-3</b>.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of building permits.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning and Public Works Departments.</p> <p><b>MM 4.5.2b</b> Mechanical equipment associated with the proposed grocery store food cold storage, all air conditioning systems for the smaller uses, and the rooftop mechanical equipment constructed for the proposed grocery store shall be located within equipment rooms, acoustical enclosures, or shielded from view of adjacent residential uses by use the best available practices/technology to ensure applicable noise standards (see <b>Table 4.5-3</b>) are not exceeded.</p> <p>Implementation of this measure shall carry through Design Review.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning</p>	<p>LS</p> <p>LS</p>

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p style="text-align: center;"><i>Department.</i></p> <p><b>MM 4.5.2c</b></p> <p>The commercial loading dock associated with the proposed grocery store shall be relocated at a distance from the nearest proposed residences not to exceed the noise standards identified in <b>Table 4.5-3</b>; or</p> <p>The commercial loading dock associated with the proposed grocery store shall be shielded from view of the nearest residences by intervening commercial structures; or</p> <p>The commercial loading dock area shall be shielded from view from nearby proposed residences by a solid noise barrier 8 feet in height. The identified location for such a barrier is shown on the conceptual site plan for the commercial area on <b>Figure 4.5-3</b>.</p> <p>Implementation of this measure shall carry through Design Review.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of building permits for the grocery store. Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning Department.</p> <p><b>MM 4.5.2d</b></p> <p>Commercial deliveries within 100 feet of residential uses shall be limited to daytime hours (7:00 am to 9:00 pm). Develop a delivery plan/manual and submit a copy to the Planning Department for review prior</p>	<p style="text-align: center;">LS</p> <p style="text-align: center;">LS</p>

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>to the issuance of Certificates of Occupancy. The plan/manual shall include limitations on delivery hours and shall be posted on the premises.</p> <p>Additionally, permanent signs specifying delivery hour limitations shall be posted in the delivery areas of the premises.</p> <p><i>Timing/Implementation:</i> Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning Department.</p> <p><b>MM 4.5.2e</b> Commercial delivery trucks shall be prohibited from idling within 100 feet of residential uses during the hours from 9:00 pm to 7:00 am. Develop a delivery plan/manual and submit a copy to the Planning Department for review prior to the issuance of Certificates of Occupancy. The plan/manual shall include limitations on delivery hours and shall be posted on the premises.</p> <p>Additionally, permanent signs specifying delivery hour limitations shall be posted in the delivery areas of the premises.</p> <p><i>Timing/Implementation:</i> Verification shall occur prior to the issuance of Certificates of Occupancy.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning Department.</p>	LS

N – No Impact  
 LS – Less Than Significant

PS - Potentially Significant  
 S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
 CC – Cumulatively Considerable



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 4.5.3</b> Implementation of the project would result in the placement of residences in close proximity to the school and parks. Activities at these facilities may exceed noise level standards.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 4.5.4</b> Project construction activities could generate noise levels in excess of established noise standards.</p>	<p>PS</p>	<p><b>MM 4.5.4</b> The following specifications shall be required for all construction contractors and are applicable to all construction activities:</p> <ul style="list-style-type: none"> <li>• Construction activities involving heavy equipment (e.g., trenching, grading, bobcats, jackhammers, etc.) shall be prohibited on Sundays and federal holidays and limited to hours in accordance with the Rancho Cordova standards listed in <b>Table 4.5-3</b> (7 a.m. to 10 p.m.) Monday – Saturday; and</li> <li>• All fixed construction equipment (e.g., compressors, generators, mixers, etc.) shall be located as far as feasibly possible from existing developments and potential sensitive receptors; and</li> <li>• All intake and exhaust ports on power construction equipment and impacts tools shall be equipped with the latest noise muffling technology; and</li> <li>• All internal combustion construction equipment shall be tuned and in proper operating condition.</li> </ul> <p><i>Timing/Implementation: Prior to approval of grading and improvement plans and on-going during all construction</i></p>	<p>SU</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>activities.</i></p> <p><i>Enforcement/Monitoring: Rancho Cordova Planning Department.</i></p>	
<p><b>Impact 4.5.5</b> The project would include residences and other land uses, which may be adversely affected by Mather Airport Operations.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>Impact 4.5.6</b> Cumulative traffic noise levels on the roadways adjacent to or within the project area may adversely impact future noise-sensitive development within the project area.</p>	<p>S</p>	<p><b>MM 4.5.6a</b> Outdoor activity areas (backyards or patio areas) of the residences proposed adjacent to Jaeger Road and Chrysanthy Boulevard shall be located on the opposite side of the residence from the roadway (thereby having the residential structure shield the sensitive outdoor areas from excessive traffic noise); or</p> <p>A solid noise barrier should be constructed adjacent to these individual outdoor activity areas to intercept line of sight to the adjacent roadway noise sources.</p> <p>The project applicant shall demonstrate compliance with City noise standards under either of the above options.</p> <p><i>Timing/Implementation: Prior to the issuance of building permits.</i></p> <p><i>Enforcement/Monitoring: Rancho Cordova Planning Departments.</i></p> <p><b>MM 4.5.6b</b> Mechanical ventilation (air conditioning) shall be provided for all residences located within this development to allow occupants to close doors and windows as</p>	<p>LS</p> <p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>desired to achieve acoustical isolation.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of building permits.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning Department.</p> <p><b>MM 4.5.6c</b> All bedroom windows of the residences constructed adjacent to Jaeger Road from which the roadway is visible shall have a minimum Sound Transmission Class (STC) rating of 30. If sound walls are constructed to mitigate first floor noise levels, this measure would only be applicable to second floor areas of these residences.</p> <p><i>Timing/Implementation:</i> Prior to the issuance of building permits.</p> <p><i>Enforcement/Monitoring:</i> Rancho Cordova Planning Department.</p>	LS
<p><b>Impact 4.5.7</b> Project-related traffic noise level increases under cumulative conditions would not substantially alter projected cumulative conditions.</p>	LCC	None required.	LCC
<b>Air Quality</b>			
<p><b>Impact 4.6.1</b> Implementation of the proposed project would result in temporarily increased Particulate Matter levels in the immediate vicinity during construction.</p>	S	<p><b>MM 4.6.1a</b> The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired</p>	SU

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>immediately, and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>Prior to issuance of a grading permit, the applicant/developer shall incorporate the following measures into the construction contract documents, which shall be submitted for the review and approval of the City Engineer:</p> <ul style="list-style-type: none"> <li>• Strict compliance with SMAQMD's Rule 403 shall be written into construction contracts.</li> <li>• Keep soil moist at all times.</li> <li>• Maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the</li> </ul>	

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>top of the trailer).</p> <ul style="list-style-type: none"> <li>• Use emulsified diesel or diesel catalysts on applicable heavy-duty construction equipment.</li> <li>• Water soil piles three times daily.</li> </ul> <p><i>Timing /Implementation:</i> Prior to approval of any plans or permits and throughout construction activities.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department/ SMAQMD.</p> <p><b>MM 4.6.1b</b> Applicant shall pay SMAQMD's off-site construction mitigation fees (amount to be determined by SMAQMD upon approval of Air Quality Plan).</p> <p><i>Timing /Implementation:</i> Prior to ground disturbance.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department/ SMAQMD.</p>	SU
<p><b>Impact 4.6.2</b> Construction activities associated with the proposed project would result in temporarily increased Nitrogen Oxide Emissions greater than the SMAQMD threshold of 85 pounds per day.</p>	S	<p><b>MM 4.6.2</b> The project shall provide a plan for approval by SMAQMD demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction; and the project sponsor shall submit to SMAQMD a comprehensive inventory of</p>	SU

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p><i>Timing /Implementation:</i> Prior to ground disturbance and throughout construction activities. SMAQMD verification that the project is in substantial compliance with this measure shall be submitted to the City of Rancho Cordova Planning Department prior to approval of all project plans and permits.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department/ SMAQMD.</p>	

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Impact 4.6.3</b> Project traffic would result in an increase in carbon monoxide concentrations.	LS	None required.	LS
<b>Impact 4.6.4</b> Development of the project would result in increases in emission of both ozone precursors.	S	No available mitigation measures.	SU
<b>Impact 4.6.5</b> The project would include an elementary school site, which will be a sensitive receptor.	LS	None required.	LS
<b>Impact 4.6.6</b> Existing and future land use conditions in the Sacramento Valley Air Basin would result in cumulative impacts to air quality.	CC	Implementation of mitigation measure MM 4.6.4 would reduce project impacts by a minimum of 15 percent. There are no available mitigation measures that could reduce regional emissions by the 82 percent that would be required.	CC
<b>Hydrology</b>			
<b>Impact 4.7.1</b> Construction and operation of the proposed project may adversely affect groundwater quality in the project's vicinity.	LS	None required.	LS
<b>Impact 4.7.2</b> Implementation of the project would substantially increase the amount of impervious surface on the project site, which may degrade long-term water quality from the deposition of urbanized pollutants (i.e., fuels, solvents, etc.) into surface watercourses.	PS	<b>MM 4.7.2a</b> The proposed project shall provide stormwater quality source and treatment measures consistent with the requirements of Volume 5 of the City/County Drainage Manual and the City's joint NPDES Permit (NPDES No. CAS082597). Specifically, details regarding Best Management Practices (BMPs) to be utilized shall be provided that demonstrate that storm water discharges would not result in pollutant levels or concentrations that would violate the provisions of the City's NPDES Permit and would not have a detrimental effect on	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>aquatic/biological resources associated with Morrison Creek. The final design of such source and treatment control measures shall be subject to the approval of Rancho Cordova Public Works Department.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works and Planning Departments.</i></p> <p><b>MM4.7.2b</b> The project engineer shall consult with the City when designing the proposed water quality/detention basins, and the developer shall submit detailed water quality/detention basin designs and proposed plantings in and around the basins for review and approval prior to approval of the improvement plans.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p> <p><b>MM4.7.2c</b> Biofilter swales and vegetated strips shall be placed in the bottom of channel areas and be designed to provide biofiltration of pollutants in project runoff. The project engineer shall consult with the City when designing these areas as part of review and approval prior of the project grading and improvement plans. All required swales</p>	<p>LS</p> <p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>and strips shall be shown on relevant plans</p> <p><i>Timing/Implementation:</i> Prior to approval of improvement plans for each water quality facility.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p> <p><b>MM4.7.2d</b> All project storm drains shall provide a permanent storm drain message “No Dumping – Flows to Creek” or other approved message at each storm drain inlet. This may be accomplished with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place, adjacent to the inlet (for parking lots and areas without curbs). ). This measure shall be included in relevant project plans.</p> <p><i>Timing/Implementation:</i> A condition shall be included on improvement plans and the installation shall occur at the time the improvements are accepted for maintenance by the City.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p>	LS
<p><b>Impact 4.7.3</b> Implementation of the project would require the use of groundwater and surface water to meet the anticipated demands.</p>	LS	<p><b>MM 4.7.3</b> Prior to the approval of each final map, written commitment from Sacramento County Water Agency shall be provided that sufficient water supply capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of</p>	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>any necessary improvements to convey and treat the water supply. In addition, all required financing associated with water supply facilities shall be in place.</p> <p><i>Timing/Implementation:</i> Prior to approval of each final map.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Public Works Department.</p>	
<p><b>Impact 4.7.4</b> Implementation of the proposed project would require extensive grading for site preparation for building pads and trenching for the placement of infrastructure.</p>	<p>PS</p>	<p><b>MM 4.7.4</b> The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best Management Practices (BMPs) which describes the site, erosion and sediment controls, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, water quality monitoring and reporting during storm events (which will be responsibility of the project applicant), corrective actions for identified water quality problems and non-storm water management controls. These measures included in the SWPPP shall ensure compliance with applicable regional, state and federal water quality standards. The SWPPP shall also be submitted to the City Public Works Department. The applicant shall</p>	<p>LS</p>

*N – No Impact*                      *PS - Potentially Significant*                      *SU – Significant and Unavoidable*                      *LCC – Less than Cumulatively Considerable*  
*LS – Less Than Significant*                      *S - Significant*                      *CC – Cumulatively Considerable*

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>require all construction contractors to retain a copy of the approved SWPPP on each construction site. Additionally, the SWPPP shall ensure that all storm water discharges are in compliance with all current requirements of the RWQCB. All applicable BMPs shall be shown on project plans.</p> <p><i>Timing/Implementation: Prior to site disturbance and approval of preliminary grading plans.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Public Works Department.</i></p>	
<p><b>Impact 4.7.5</b> Development of the Preserve at Sunridge project and the proposed realignment of the existing Morrison Creek corridor would increase drainage rates on the project site and may result in on-site and off-site drainage and flooding related impacts.</p>	<p>PS</p>	<p><b>MM 4.7.5</b> The project shall implement the improvements described in the “Final Master Drainage Study for the Sunrise Douglas Community Plan Area “ (Final MDS) (Spink Corporation, October 16, 1998), as amended by the “Amendment to Final Master Drainage Study, Sunrise Douglas Community Plan Area” (Amendment) (MHM Engineers &amp; Surveyors, October 19, 2001). Such improvements shall be designed to ensure that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek, to the satisfaction of the City Department of Public Works and the Sacramento County Water Resources Division (WRD). Construction of the</p>	<p>LS</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>improvements may be phased as described in the Final MDS and subject to the approval of the WRD, so long as the project proponent(s) provide hydrologic/hydraulic analysis which demonstrates that the phased improvements will reduce peak flows to at least pre-development levels and to the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.</p> <ul style="list-style-type: none"> <li>• Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD for review and approval.</li> <li>• Plans for the design and construction of the realigned channel and associated detention basins shall be subject to the approval of the US Army Corps of Engineers.</li> <li>• Plans for design and construction of any joint-use park/detention facilities shall also be subject to the approval of the Park District.</li> <li>• The project applicant shall demonstrate that the Interim and Ultimate Conditions drainage facilities described in the Final Storm Drainage Master Plan (Wood-Rogers, 2001), are consistent with the improvements</li> </ul>	

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>described in the “Final Master Drainage Study for the Sunrise Douglas Community Plan Area “ (Final MDS) (Spink Corporation, October 16, 1998), as amended by the “Amendment to Final Master Drainage Study, Sunrise Douglas Community Plan Area” (Amendment) (MHM Engineers &amp; Surveyors, October 19, 2001). Demonstration can be illustrated on plans and/or reports, which shall be reviewed and approved by the City.</p> <p><i>Timing/Implementation: Prior to the approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning and Public Works Department.</i></p>	
<p><b>Impact 4.7.6</b> The project would contribute to water quality degradation in the watershed in combination with regional development</p>	<p>CC</p>	<p>Implementation of mitigation measures MM 4.7.2a through d and MM 4.7.4.</p>	<p>LCC</p>
<p><b>Impact 4.7.7</b> The project, when considered with other development projects, would increase the demand for surface and groundwater supplies and would contribute to regional water supply impacts.</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>
<p><b>Impact 4.7.8</b> Implementation of the proposed project may adversely affect local and regional drainage.</p>	<p>CC</p>	<p>Implementation of Mitigation Measure MM 4.7.5 would require that the project’s drainage flows not exceed peak flows, which would fully mitigate the project’s contribution to cumulative drainage impacts.</p>	<p>LCC</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

## 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
<b>Geology and Soils</b>				
<b>Impact 4.8.1</b>	Implementation of the proposed project may expose people and structures to groundshaking as a result of fault activity.	LS	None required.	LS
<b>Impact 4.8.2</b>	Implementation of the project may place structures and future residents within areas of geologic instability.	LS	None required.	LS
<b>Impact 4.8.3</b>	Implementation of the proposed project in combination with reasonably foreseeable development would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific and not additive in character	LCC	None required.	LCC
<b>Biological Resources</b>				
<b>Impact 4.9.1</b>	Implementation of the proposed project will result in a direct loss of habitat and individuals of endangered, threatened, and rare animal species.	S	<b>MM 4.9.1a</b> The project applicant shall preserve 0.75 acre of similar Swainson's hawk foraging habitat for each acre lost, within a ten-mile radius of the subsequent project site. The current design therefore would require the permanent preservation of 341.18 acres of similar habitat within 10 miles of the project site. This land shall be protected through a fee title or conservation easement acceptable to the City after consultation with the California Department of Fish and Game. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title. The preserved 74.37 acres on-site can be assumed to partially fulfill this requirement	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>when the conservation easement for this area is established.</p> <p>or</p> <p>The project applicant may participate in a future City Swainson’s Hawk Foraging Habitat Ordinance (once adopted) as an alternative to the measure above.</p> <p><i>Timing/Implementation: Prior to approval of improvement and construction plans.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning Department</i></p> <p><b>MM 4.9.1b</b> The project applicant shall mitigate the impacts to vernal pools and other seasonal habitats that supports vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p> <p>The applicant shall complete and implement a habitat mitigation and monitoring plan that will compensate for the loss of acreage, function and value of the impacted resources. The habitat mitigation and monitoring plan shall be consistent with guidance provided in “<i>Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento</i>”</p>	<p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance												
		<p><i>Field Office, California</i>" or provide an alternative approach that is acceptable to the City and accomplishes no net loss of habitat. <b>Table 4.9-6</b> identifies the standards of the <i>"Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California"</i> and the potential resultant mitigation responsibility.</p> <p style="text-align: center;"><b>TABLE 4.9-6</b> <b>VERNAL POOL MITIGATION RESPONSIBILITY PRESERVE AT SUNRIDGE PROJECT AREA</b></p> <table border="1" data-bbox="1058 802 1698 1252"> <thead> <tr> <th data-bbox="1058 802 1215 914">Mitigation Action</th> <th data-bbox="1215 802 1404 914">Compensatory Rates</th> <th data-bbox="1404 802 1537 914">Actual Impact Acreage</th> <th data-bbox="1537 802 1698 914">Actual Mitigation Acreage</th> </tr> </thead> <tbody> <tr> <td data-bbox="1058 914 1215 1053">Preservation of existing habitat</td> <td data-bbox="1215 914 1404 1053">2 "wetted" acres to each "wetted" acre impacted</td> <td data-bbox="1404 914 1537 1053">15.65 "wetted" acres</td> <td data-bbox="1537 914 1698 1053">31.30 "wetted" acres</td> </tr> <tr> <td data-bbox="1058 1053 1215 1252">Creation of new or restoration of non functioning habitat</td> <td data-bbox="1215 1053 1404 1252">1 "wetted" acres to each "wetted" acre impacted</td> <td data-bbox="1404 1053 1537 1252">15.65 "wetted" acres</td> <td data-bbox="1537 1053 1698 1252">15.65 "wetted" acres</td> </tr> </tbody> </table> <p>The mitigation and monitoring plan shall include a schedule, be prepared in an</p>	Mitigation Action	Compensatory Rates	Actual Impact Acreage	Actual Mitigation Acreage	Preservation of existing habitat	2 "wetted" acres to each "wetted" acre impacted	15.65 "wetted" acres	31.30 "wetted" acres	Creation of new or restoration of non functioning habitat	1 "wetted" acres to each "wetted" acre impacted	15.65 "wetted" acres	15.65 "wetted" acres	
Mitigation Action	Compensatory Rates	Actual Impact Acreage	Actual Mitigation Acreage												
Preservation of existing habitat	2 "wetted" acres to each "wetted" acre impacted	15.65 "wetted" acres	31.30 "wetted" acres												
Creation of new or restoration of non functioning habitat	1 "wetted" acres to each "wetted" acre impacted	15.65 "wetted" acres	15.65 "wetted" acres												

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



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

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five consecutive years.</p> <p>The applicant will not be required to complete mitigation measure 4.9.1b for features that are directly or indirectly affected by approved and permitted projects identified in the SDCP for which mitigation requirements have been completed.</p> <p><i>Timing/Implementation: Prior to approval of grading plans or any groundbreaking activity, whichever comes first and ongoing until performance standards are consistently for five years.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</i></p>	
<p><b>Impact 4.9.2</b> Implementation of the proposed project will result in indirect adverse effects to the habitat and individuals of endangered, threatened, and rare animal species.</p>	<p>S</p>	<p><b>MM 4.9.2a</b> The project applicant shall mitigate indirect impacts to vernal pools and other seasonal habitats that support vernal pool fairy shrimp and vernal pool tadpole shrimp in such a manner that there will be no net loss of habitat (acreage and function) for these species in the Laguna Formation following implementation of the project.</p> <p>The applicant shall identify all vernal pool and seasonal wetland habitat within 250 feet of the construction activities of the project, or provide an alternative technical</p>	<p>LS</p>

*N – No Impact*                      *PS - Potentially Significant*                      *SU – Significant and Unavoidable*                      *LCC – Less than Cumulatively Considerable*  
*LS – Less Than Significant*                      *S - Significant*                      *CC – Cumulatively Considerable*

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>evaluation, in support of a less indirect impact distance, of the extent of indirectly affected vernal pool and seasonal wetland habitat that is acceptable to the City. The applicant shall preserve two “wetted” acres for each acre of indirectly affected habitat. The mitigation and monitoring plan identified with mitigation measure MM 4.9.1b shall address, in all elements, the required preservation acreage that will satisfy this mitigation measure. The applicant will not be required to complete this mitigation measure features that are directly or indirectly affected by approved and permitted projects identified in the SDCP for which mitigation requirements have been completed.</p> <p><i>Timing/Implementation</i>      <i>Prior the approval of grading plans or any groundbreaking activity, whichever comes first.</i></p> <p><i>Enforcement/Monitoring</i>      <i>City of Rancho Cordova Planning Department.</i></p> <p><b>MM 4.9.2b</b>      A standard set of best management practices shall be employed when working in areas within 250 feet of off-site vernal pool habitat and on-site preserved vernal pool habitat.</p> <p>A stormwater pollution prevention plan shall be developed and implemented during construction. The plan shall include the following measures to avoid and minimize impacts to all wetlands. These measures, and all other permit</p>	<p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>requirements, will be included in contract specifications and will be implemented by the contractor.</p> <ul style="list-style-type: none"> <li>• Implement erosion control measures during construction. Installation of temporary erosion control devices will be an integral part of construction. Sedimentation fences, as detailed in the drawings, will be used to contain polluted or turbid runoff from the site of work. Other methods of temporary erosion control, including but not limited to hay bale check dams, shall be employed to protect riparian areas, streams and water courses, and all other areas susceptible to damage from runoff. Hay bale check dams will be installed as specified and as detailed in the drawings or as directed by the contractor. Erosion control devices will be installed concurrently with construction earthwork.</li> <li>• Remove cover vegetation as close to the time of construction as practicable.</li> <li>• Confine construction equipment and associated activities to the construction corridor.</li> <li>• Reestablish streambank contours following construction and install permanent erosion control as needed.</li> <li>• Prohibit refueling of construction related equipment within 100-feet of</li> </ul>	

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>the aquatic environment.</p> <ul style="list-style-type: none"> <li>• Maintain hazardous materials spill kits in proximity to aquatic crossings.</li> <li>• Comply with state and federal permits.</li> <li>• Perform proper sediment control.</li> <li>• Implement the spill prevention and response plan.</li> <li>• Monitor construction activities near specified drainage and riparian areas.</li> <li>• Remove all construction spoils, remaining construction materials and miscellaneous litter for proper off-site disposal.</li> <li>• Post-construction monitoring and supplemental revegetation where needed.</li> </ul> <p>This measure shall be included in all project plans and specifications, and all applicable features shall be shown on project plans.</p> <p><i>Timing/Implementation: Submittal of plan prior to the approval of any grading plans or any groundbreaking activity. On-going during all construction and for required post-construction time periods.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</i></p>	

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p><b>Impact 4.9.3</b> Implementation of the proposed project could result in the loss of foraging habitat for raptors, migratory birds and other forms of wildlife other than Swainson’s hawk.</p>	S	Implementation of mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a and MM 4.9.2b.	LS
<p><b>Impact 4.9.4</b> Implementation of the proposed project will result in adverse effects to the northern hardpan vernal pool community that is identified by CDFG as a sensitive natural community</p>	S	Implementation of mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a and MM 4.9.2b.	LS
<p><b>Impact 4.9.5</b> Implementation of the proposed project will have a substantial adverse effect on state and federally protected waters through direct removal, filling, hydrological interruption, or other means.</p>	S	<p><b>MM 4.9.5a</b> The project applicant shall ensure that the project will result in no net loss of waters of the US and waters of the State (acreage and function).</p> <p>In conjunction with preparation and implementation of the habitat mitigation and monitoring plan identified in Mitigation Measure MM 4.9.1b, the project applicant shall prepare and submit plans for the creation of jurisdictional waters at a mitigation ratio no less than 1:1 acres of created waters of the US to each acre filled. The mitigation plans must demonstrate how the Corps criteria for jurisdictional waters will be met through implementation. Vernal pool and seasonal wetland mitigation achieved through implementation of mitigation measure MM 4.9.1b can satisfy this mitigation measure if the creation of the mitigation features is conducted in such a way that it both meets the habitat function and the Corps criteria for creation of waters of the US. The wetland creation section of the habitat</p>	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>mitigation and monitoring plan will include the following:</p> <ul style="list-style-type: none"> <li>• Target areas for creation.</li> <li>• A complete biological assessment of the existing resources on the target areas.</li> <li>• Specific creation and restoration plans for each target area.</li> <li>• Performance standards for success that will illustrate that the compensation ratios are met.</li> <li>• A monitoring plan including schedule and annual report format.</li> </ul> <p>The applicant shall submit the mitigation and monitoring plan to the Corps, USFWS and the City for approval prior to engaging in mitigation activities (including mitigation land acquisition). The land utilized to satisfy this mitigation measure shall be protected through a fee title or conservation easement acceptable to the Corps. Additionally, the project applicant is responsible for the cost of the conservation easement or fee title. Resources within the on-site preserve can be assumed to partially fulfill this requirement when the conservation easement for this area is established. Mitigation monitoring will be continuous until the performance standards identified in the mitigation and monitoring plan are consistently met for five</p>	

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>consecutive years.</p> <p><i>Timing/Implementation:</i> Submittal of plan prior the approval of improvement plans.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p> <p><b>MM 4.9.5b</b> The project applicant shall ensure that the post-project peak flow conditions into the off-site section of the ephemeral drainage (tributary of Morrison Creek) are equivalent in periodicity, seasonality, volume, and flow velocity to pre-project conditions.</p> <p>The project shall result in no-net change to peak flows into the off-site tributary of Morrison Creek. The applicant shall establish a baseline of conditions for the ephemeral drainage on site. The baseline flow conditions will be established for 2, 5, 10 and 20-year storm event. These baseline conditions will used to develop monitoring standards for the stormwater system on the project site. The baseline conditions, monitoring standards, and a monitoring program will be submitted to the Corps and the City for their approval. The engineered channel and detention basins shall be design and constructed to ensure that the performance standards are met. The discharge site into the off-site ephemeral drainage shall be monitored to ensure pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measure will be satisfied when the monitoring standards</p>	<p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>are met for five consecutive years without undertaking corrective measures to meet the performance standard.</p> <p><i>Timing/Implementation:</i> Submittal of baseline report, monitoring standards, monitoring plan and stormwater plan prior the approval of improvement plans.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p> <p><b>MM 4.9.5c</b> Prior to approval of each final map and grading activities within 250 of wetlands supporting federally-listed species, the project applicant shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.</p> <p><i>Timing/Implementation:</i> Prior to each final map and grading activities within 250 feet of wetlands.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p>	LS
<p><b>Impact 4.9.6</b> Implementation of the project will interfere substantially with the movement of vernal pool tadpole shrimp.</p>	S	<p>There is no feasible mitigation other than redesigning the proposed project to keep Morrison Creek intact.</p>	SU
<p><b>Impact 4.9.7</b> Implementation of the project will not</p>	N	<p>None required.</p>	N

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
conflict with the City's tree preservation ordinance and no impact to trees would occur.			
<b>Impact 4.9.8</b> Implementation of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	N	None required.	N
<b>Impact 4.9.9</b> Implementation of the project will result in a variety of indirect effects to wildlife and plant resources	LS	None required.	LS
<b>Impact 4.9.10</b> Implementation of the proposed amendments to adopted mitigation measures BR-2 and BR-4 contained in the Sunrise Douglas Community Plan could result in impacts to wetland features in the Community Plan area not regulated by the US Army Corps of Engineers or California Department of Fish and Game.	PS	<p><b>MM 4.9.10</b> The following modifications shall be to Sunrise Douglas Community Plan adopted mitigation measures BR-2 and B-4 (shown shaded and in underline and strikeout):</p> <p>BR-2 <u>In conjunction with the filing and processing of applications for future development entitlements (such as tentative subdivision maps or development plans) within any future Specific Plan area, such</u> Prior to approval of any improvement plans or grading permits or any groundbreaking activity (whichever comes first) within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers, CDFG and/or RWQCB, project proponents shall submit a wetland delineation for the proposed development area, and a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon</p>	LS

N – No Impact  
LS – Less Than Significant

PS - Potentially Significant  
S - Significant

SU – Significant and Unavoidable

LCC – Less than Cumulatively Considerable  
CC – Cumulatively Considerable

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>wetlands such that no net loss in wetland habitat acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps of Engineers and/or the RWQCB, the USFWS, the CDFG, and the US Environmental Protection Agency and shall incorporate the following components:</p> <p>a) A wetland delineation of the project site and any proposed off-site wetland preservation/creation sites(s), verified by the US Army Corps of Engineers;</p> <p>b) The location of proposed wetland preservation, acquisition, and creation site(s);</p> <p>c) A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values, and functions. Compensation wetlands shall be designed to:</p> <ul style="list-style-type: none"> <li>- Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact;</li> <li>- Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;</li> </ul> <p>d) A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created</p>	

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>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, RWQCB and/or the USFWS; and</p> <p>e) A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan shall address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.</p> <p>BR-4 Prior to approval of any future development projects (such as tentative subdivision maps, development plans, improvement plans) improvement plan or grading permit or any groundbreaking activity (whichever comes first) within any portion of a future Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers and/or RWQCB, the habitat of an endangered, threatened or rare species protected by federal or state law, or a stream or other water body subject to the direct regulatory jurisdiction of the California Department of Fish and Game, the applicants shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act and/or RWQCB approvals under the Porter-Cologne Water Quality Control Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the</p>	

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>CDFG, pursuant to the Fish and Game Code.</p> <p><i>Timing/Implementation: These amendments shall be incorporated into the Sunrise Douglas Community after City Council approval.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</i></p>	
<p><b>Impact 4.9.11</b> Implementation of the project, together with past, present, and probable future projects would result in a cumulatively significant loss of biological resources in the region.</p>	<p>CC</p>	<p>Implementation of the biological resources mitigation measures MM 4.9.1a, MM 4.9.1b, MM 4.9.2a, MM 4.9.2b, MM 4.9.5a, MM 4.9.5b, MM 4.9.5c and 4.9.10.</p>	<p>CC</p>
<b>Cultural and Paleontological Resources</b>			
<p><b>Impact 4.10.1</b> Implementation of the proposed project could result in the potential disturbance of undiscovered cultural resources.</p>	<p>PS</p>	<p><b>MM 4.10.1a</b> Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. At that time, the City will coordinate any necessary investigation of the site with an appropriate 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</p>	<p>LS</p>

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</i></p> <p><i>Enforcement/Monitoring: City of Rancho Cordova Planning Department.</i></p> <p><b>MM 4.10.1b</b> If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p>	LS

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Timing/Implementation:</i> As a condition of project approval, and implemented during construction activities.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department</p>	
<p><b>Impact 4.10.2</b> Implementation of the proposed project could result in the potential damage or destruction of undiscovered paleontological resources.</p>	<p>PS</p>	<p><b>MM 4.10.2</b> If any potentially unique paleontological resources (fossils) are found once project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.</p> <p>The City and the project applicant shall consider the mitigation recommendations of the qualified archeologist. The City and the project applicant shall consult and agree upon implementation of a measure or measures that the City and project applicant deem feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p> <p><i>Timing/Implementation:</i> As a condition of project approval, and implemented during construction activities.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p>	<p>LS</p>
<p><b>Impact 4.10.3</b> Implementation of the proposed project, along with any foreseeable development in the project vicinity,</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

## 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
could result in cumulative impacts to cultural resources. However, surveys of the project area and project site have not identified any significant cultural resources.			
<b>Impact 4.10.4</b> Implementation of the proposed project, along with any foreseeable development in the project vicinity, could result in cumulative impacts to paleontological resources.	CC	Implementation of Mitigation Measure MM 4.10.2.	LCC
<b>Visual Resources/Light and Glare</b>			
<b>Impact 4.11.1</b> The proposed project would not impact any existing significant or designated scenic visual or aesthetic resources, as none are located on the project site or in the vicinity.	LS	None required.	LS
<b>Impact 4.11.2</b> Implementation of the Preserve at Sunridge project would introduce new sources of light and glare into a previously undeveloped area.	PS	<b>MM 4.11.2a</b> A lighting plan shall be developed and provided with improvement plans for the project to ensure that parking lot pole lights and streetlights shall be fully hooded and back shielded to reduce the light “spillage” and glare, prohibit the illumination from breaking the horizontal plane, and ensure that lighting does not exceed the standard illumination of two-foot candles along the property lines of adjoining land uses. The two-foot candle lighting standard shall also apply to all park facilities where sports field lighting may be utilized. The design of light features shall be consistent with the City’s Design Guidelines.	LS

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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



Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><i>Timing/Implementation:</i> Prior to approval of building permits and/or improvement plans.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p> <p><b>MM 4.11.2b</b> Non-glare glass shall be used in all commercial buildings to minimize and reduce impacts from glare. Semi-reflective glass may be allowed on commercial buildings that are properly oriented to minimize reflection or glare.</p> <p><i>Timing/Implementation:</i> Final design plans shall specify the types of non-glare/semi-reflective glass provided on final for commercial projects.</p> <p><i>Enforcement/Monitoring:</i> City of Rancho Cordova Planning Department.</p>	
<p><b>Impact 4.11.4</b> Implementation of the Preserve at Sunridge project in combination with other projects would introduce new sources of nighttime lighting and daytime glare in the area, and contribute to cumulative visual and aesthetic related impacts.</p>	<p>CC</p>	<p>Implementation of mitigation measures MM 4.11.2a and MM 4.11.2b.</p>	<p>CC</p>
<p><b>Public Services and Utilities</b></p>			
<p><b>Impact 4.12.1.1</b> Implementation of the proposed project would require additional fire protection and emergency medical equipment and facilities that would result in physical environmental impacts.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<b>Impact 4.12.1.2</b> Implementation of the proposed project, in combination with other reasonably foreseeable development, would increase the population within the SMFD service area, requiring additional fire and emergency medical services and related facilities.	LCC	None required.	LCC
<b>Impact 4.12.2.1</b> The proposed project would result in 2,703 new residences and commercial uses requiring additional law enforcement protection.	LS	None required.	LS
<b>Impact 4.12.2.2</b> Land use, neighborhood design, home design, street design, and other features of the project could reduce the ability of the City of Rancho Cordova Police Department to enforce the law and respond to crime and other emergencies in the project area.	PS	<b>MM 4.12.2.2</b> The project applicant shall consult with the Rancho Cordova Police Department and implement recommended crime prevention/safety development design measures.  <i>Timing / Implementation: Prior to approval of improvement plans.</i>  <i>Enforcement / Monitoring: City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.</i>	LS
<b>Impact 4.12.2.3</b> The proposed project, in addition to reasonably foreseeable development, would increase the population within the City of Rancho Cordova and surrounding areas and would require additional law enforcement services under cumulative conditions	LCC	None required.	LCC
<b>Impact 4.12.3.1</b> Implementation of the project would	LS	None required.	LS

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
increase student enrollment at the Elk Grove Unified School District's schools and require the construction of new school facilities to serve the project.			
<b>Impact 4.12.3.2</b> The proposed project, in combination with reasonably foreseeable development proposed in the District, would result in a cumulative increase in student enrollment at the Elk Grove Unified School District's schools which would require the construction of additional schools.	LCC	None required.	LCC
<b>Impact 4.12.4.1</b> The project would increase wastewater flows and require additional infrastructure and treatment capacity to accommodate anticipated demands.	LS	None required.	LS
<b>Impact 4.12.4.2</b> Implementation of the project, in addition to reasonably foreseeable development within SRCSD service area, would result in an increase in wastewater flows and require additional infrastructure and treatment capacity.	CC	<p><b>MM 4.12.4.2</b> Prior to the approval of each final map, written commitment from County Sanitation District 1 shall be provided that sufficient wastewater conveyance and treatment capacity is available to serve the specific amount of development to be mapped. This written commitment shall include identification of any necessary improvements to convey project wastewater. In addition, all required financing associated with wastewater facilities shall be in place.</p> <p><i>Timing / Implementation:</i> Prior to approval of each final map.</p> <p><i>Enforcement / Monitoring:</i> City of Rancho Cordova Planning Department and</p>	LCC

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

## 2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<i>County Sanitation District.</i>	
<b>Impact 4.12.5.1</b> Additional raw water treatment capacity, conveyance pipelines, and other water supply infrastructure are required to meet project's water demands.	LS	None required.	LS
<b>Impact 4.12.5.2</b> The extension of existing water supply infrastructure and new water conveyance facilities would be required to adequately serve the proposed project.	LCC	None required.	LCC
<b>Impact 4.12.6.1</b> The proposed project would increase solid waste generation and the demand for related services.	LS	None required.	LS
<b>Impact 4.12.6.2</b> The proposed project, in addition to proposed and approved projects in the region area, would generate solid waste that would require expanded collection and disposal services	LCC	None required.	LCC
<b>Impact 4.12.7.1</b> Implementation of the proposed project would increase the demand for additional parks and recreational facilities.	LS	None required.	LS
<b>Impact 4.12.7.2</b> The layout of the proposed project does not meet the requirements of City of Rancho Cordova General Plan Policy OSPT.1.1.	PS	<b>MM 4.12.7.2</b> The project applicant shall pay to the City an in-lieu payment or participate in other methods of improving park and recreational facilities for any shortage of park acreage not meeting the standards set forth in OSPT.1.1 of the Interim General Plan.  <i>Timing / Implementation: Prior to approval of improvement plans.</i>	LS

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<i>Enforcement/Monitoring: City of Rancho Cordova Planning Department/Cordova Recreation and Park District.</i>	
<b>Impact 4.12.7.3</b> The proposed project and other reasonably foreseeable development would require additional park and recreation facilities in the City of Rancho Cordova.	LCC	None required.	LCC
<b>Impact 4.12.8.1</b> Implementation of the proposed project would increase demand for electrical services.	LS	None required.	LS
<b>Impact 4.12.8.2</b> Implementation of the proposed project would require the extension of natural gas, telephone, and cable infrastructure to serve the proposed project.	LS	<p><b>MM 4.12.8.2a</b> To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, future development project applicant(s) shall coordinate with PG&amp;E early in the development of their plans. Any proposed development plans shall provide for unrestricted utility access and prevent encroachments that might impair the safe and reliable maintenance and operations of PG&amp;E facilities.</p> <p><i>Timing / Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement / Monitoring: City of Rancho Cordova Planning Department and PG&amp;E.</i></p>	LS

*N – No Impact  
LS – Less Than Significant*

*PS - Potentially Significant  
S - Significant*

*SU – Significant and Unavoidable*

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

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p><b>MM 4.12.8.2b</b> The project applicant shall address and resolve issues related to the provision of telephone and cable services through close coordination with the applicable service provider during project planning and development.</p> <p><i>Timing / Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement / Monitoring: City of Rancho Cordova Planning Department and the City of Rancho Cordova Police Department.</i></p>	
<p><b>Impact 4.12.8.3</b> Implementation of the proposed project as well as potential development in the surrounding areas would result in cumulative utility service impacts.</p>	LCC	None required.	LCC

*N – No Impact*  
*LS – Less Than Significant*

*PS - Potentially Significant*  
*S - Significant*

*SU – Significant and Unavoidable*

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

The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies and decision-makers. As described in Section 15124 of the State CEQA Guidelines, a complete Project Description shall contain the following information: (1) the location of the proposed project; (2) a statement of project objectives; (3) a general description of the project's characteristics; and (4) a statement describing the intended uses of the EIR.

### 3.1 LOCATION

#### REGIONAL

The Preserve at Sunridge (proposed project) is located in eastern Sacramento County within the City of Rancho Cordova, just southwest of the City of Folsom. The major access routes in the vicinity include US-50, State Route 16/Jackson Road (SR-16), Sunrise Boulevard and Grant Line Road. US-50 and SR-16 are located approximately five miles north and three miles south, respectively and Grant Line Road is located approximately one-mile east. Mather Field is approximately three miles northwest of the proposed project site. **Figure 3.0-1** illustrates the proposed project's regional location.

#### LOCAL

The proposed project site is located in the southeastern portion of Rancho Cordova and is in the center of the larger Sunrise Douglas Community Plan (SDCP) area. US-50 and Douglas Road are approximately 4.5 miles and 0.5 miles north of the site, SR-16 is approximately 2.5 miles south of the site, and Sunrise Boulevard and Grant Line Road are located 1.0 miles west and east of the site, respectively. The project site location is depicted on **Figure 3.0-2**.

#### HISTORICAL AND SURROUNDING LAND USES

The project site has historically been used for rural residences, grazing, and dry land farming and is void of any trees. As previously discussed the proposed project is part of the larger SDCP area, which includes several planned and approved projects. There are various other development projects planned in the vicinity of the Preserve at Sunridge project. Section 4.1 (Land Use) includes a description and location of existing, proposed and approved projects in the general vicinity of the proposed project. The site is characterized by gently sloping topography with slopes ranging in elevations from 100 foot to 300 feet above mean sea level and slopes ranging from 0 to 8 percent. There are two 230 kV electrical transmission lines that traverse the property. There is a 350-foot easement associated with this corridor. The site contains several depressional seasonal wetlands, ephemeral drainages, riverine wetlands, and vernal pools. Section 4.9 (Biological Resources) contains further discussion related to on-site resources.

#### PROJECT OBJECTIVES

The applicant has identified the following objectives for the Preserve at Sunridge project:

- Create a community design that, where feasible, meets the Goals and Objectives embodied in the City of Rancho Cordova "Vision Book" (August 2, 2004), and other aspects of the interim General Plan (as described in Section 1.6 of this Draft EIR and is ultimately consistent with the Rancho Cordova General Plan eventually adopted by the City).

### 3.0 PROJECT DESCRIPTION

---

- Consistent with the project's location in the center of the Sunrise Douglas Community Plan area, which makes the site uniquely situated to provide needed community services and opportunities, provide a "Town Center" to serve as a vibrant center for public and private interaction and services, including retail services (a "Gathering Place").
- In light of the project's the key location in the Sunrise Douglas Community Plan area, provide a community park to serve the recreational needs of the greater Sunrise Douglas Community Plan area.
- Provide residential densities that will, to the extent feasible, maximize the number of residents who can easily walk or bike to nearby facilities and services such as the Town Center, the Community Park, and schools.

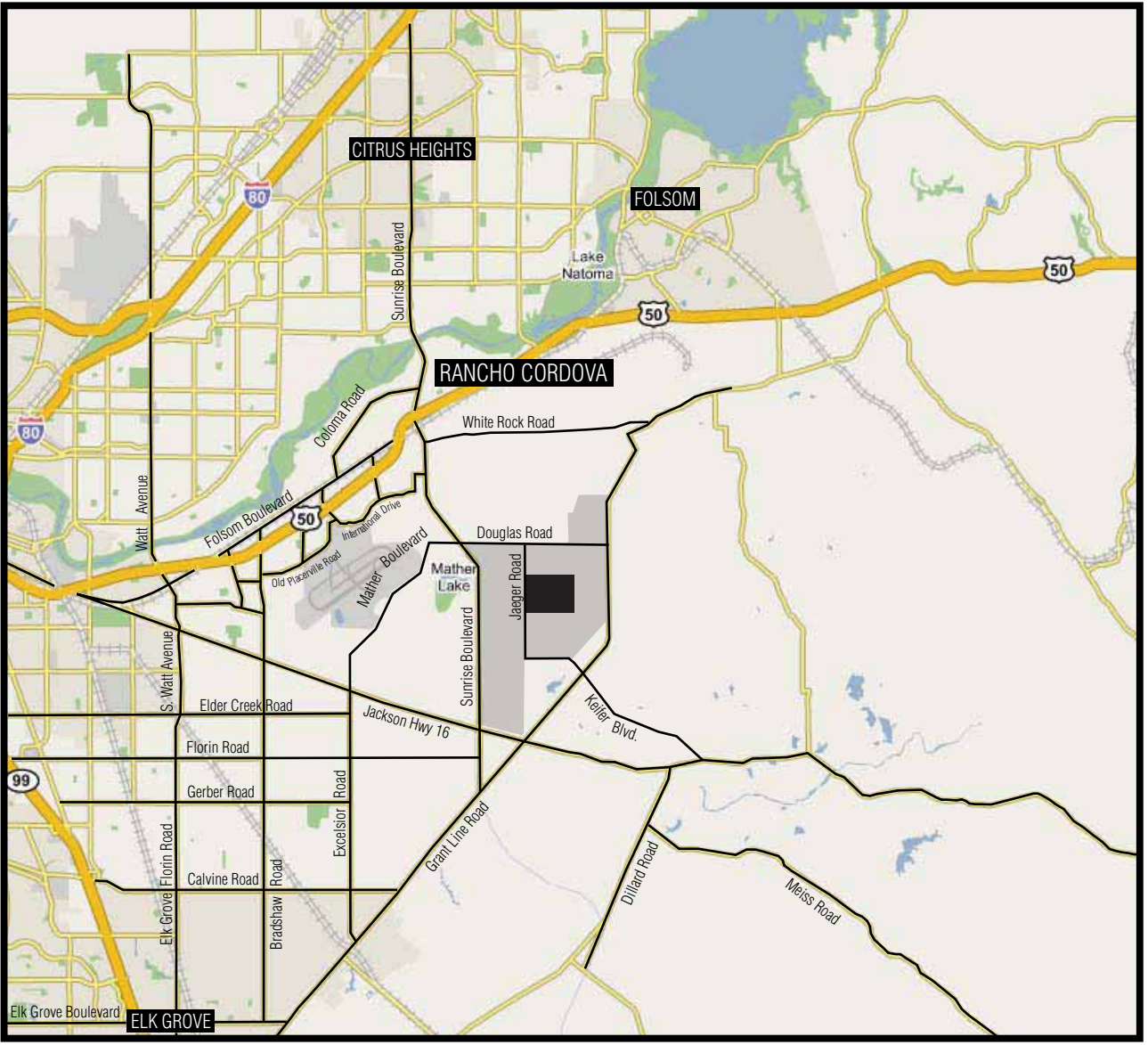
Other key objectives of the Preserve at Sunridge project will be to:

- Locate housing in proximity to the intensive job centers along US-50, Sunrise Boulevard, and other employment areas within the City.
- Provide housing opportunities affordable to a wide range of income levels.
- Provide a wide range of housing types, including mixed commercial/residential, lofts, attached and traditional single-family.
- Design a project that includes roadway, bike and pedestrian routes and options for connectivity within the project and with the surrounding neighborhoods.
- Provide open space and trails integrated to the extent feasible with existing and future City parks.
- Protect and retain vernal pool and wetland habitat where feasible and provide educational opportunities related to these resources for City residents.
- Develop a land use plan that can be successfully implemented in light of the requirements of the federal Clean Water Act, the Endangered Species Act, and other relevant environmental statutes.

#### BACKGROUND

As explained in Section 1.0, the SDCP and SRSP plans were approved in July 2002. The Community Plan document established the overall conceptual framework and policy direction for the urbanization of approximately 6,015.3-acre SDCP area. Development of the Community Plan area is anticipated to result in the construction of approximately 22,503 dwelling units, 479 acres of supporting commercial and mixed uses, 177 acres of parkland, and 148 acres designated for elementary, middle, and high school sites. The Community Plan document is consistent with the general growth policies of the existing Sacramento County General Plan. The Community Plan area, which includes the project site, was designated as an Urban Growth Area, which indicates the County's intention to allow for urbanized land uses in the area during the current planning horizon.





**LEGEND**

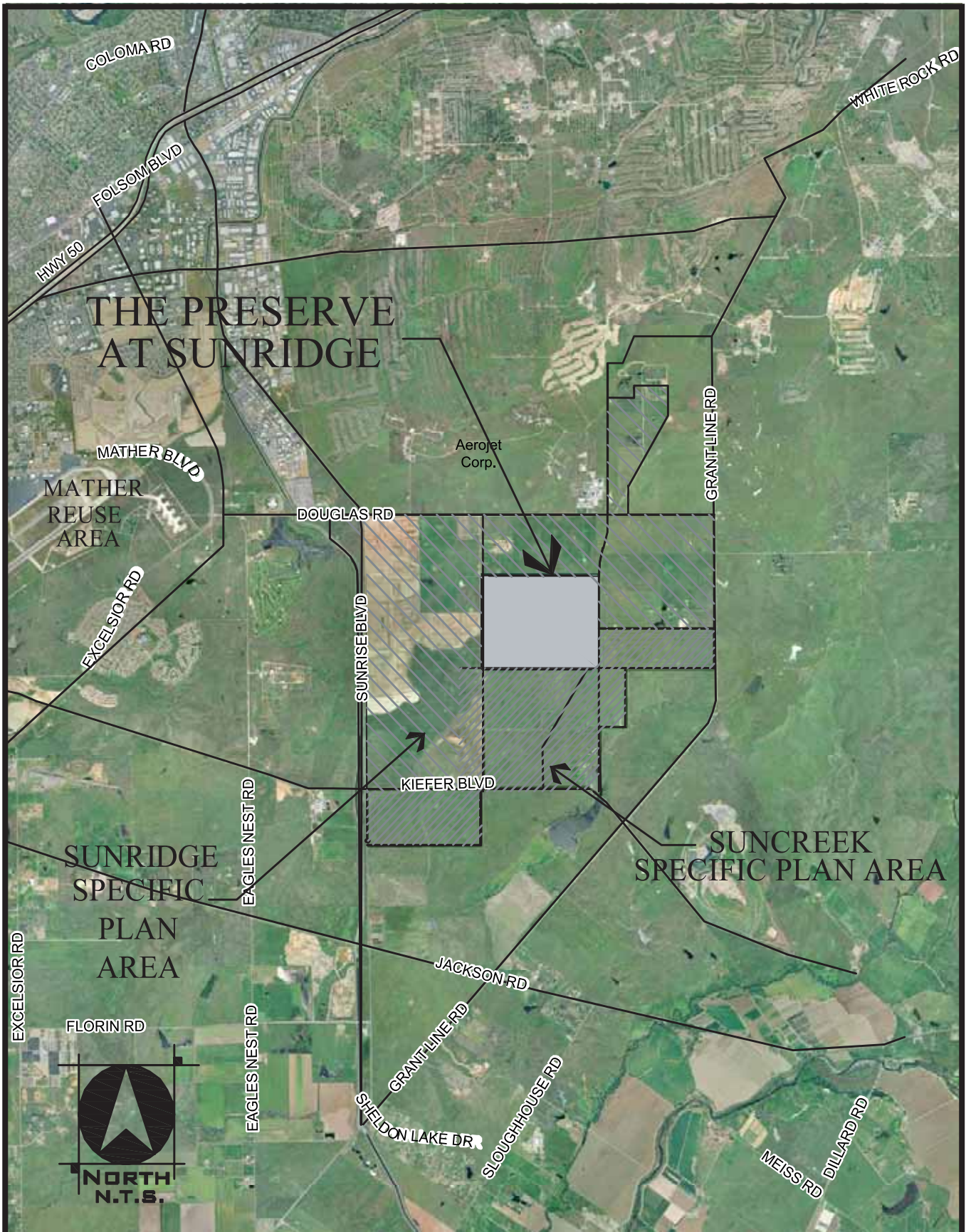
- Sunrise Douglas Community Plan Boundary
- Preserve at Sunridge Project Site

No SCALE

Figure 3.0-1, April 2005







Project Site, April 2005

Source: AirphotoUSA; City of Rancho Cordova; PMC



City of Rancho Cordova  
 Planning Department

Figure 3.0-2  
 Project Location



This proposed project was formerly referred to in the SDCP and evaluated in the SDCP/SRSP EIR as "Sunridge Village". The original project was described in the first Notice of Preparation released on September 10, 2004. The project name was changed and the site design was modified as a result of a design charrette undertaken by the City of Rancho Cordova. The design charrette for the proposed project was held from November 15 through 18, 2004 and included City staff, City leaders, the Cordova Parks and Recreation, the Elk Grove Unified School District, and the applicant team and their consultants. The charrette was a four-day process with the intent of designing the project layout, testing commercial market assumptions, and developing a residential product mix. The design principles for the charrette process were based on the Rancho Cordova General Plan Vision Book, the Rancho Cordova Urban Design Workshop Results, the Sunrise Douglas Community Plan, the project application and other supporting information for the proposed project. The proposed site plan for the project was developed based on the preferred plan that was developed in the design charrette. Materials from the design charrette are available for review at Rancho Cordova City Hall (3121 Gold Canal Drive, Rancho Cordova, CA 95670).

The proposed project has been designed to be consistent with SACOG's Blueprint Plan design principles including: increasing compact land use patterns; a mix of residential densities; mixed-use projects; transportation choices; a variety of housing choices and density; encouraging infill; quality design; and natural resource conservation. While the Blueprint Plan would improve the regional transportation system and air quality by reducing the frequency and length of vehicle trips and making efficient use of scarce land resources by providing more dense compact developments, it ultimately would result in greater environmental and cumulatively considerable impacts in many of the technical issue areas than the proposed project (i.e., local transportation impacts, biological resources impacts, loss of farmland, etc.). Therefore, because the project would be consistent with the Blueprint Plan, it would have more on-site and localized impacts than a non-Blueprint Plan but it would reduce environmental impacts on a regional level.

### 3.2 PROJECT CHARACTERISTICS

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

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

### 3.0 PROJECT DESCRIPTION

The proposed project would result in the realignment of the existing Morrison Creek corridor. The corridor would be realigned through the existing transmission corridor that traverses the site. The realigned corridor would serve as a drainage channel to convey flows from the proposed project and developments immediately north to the proposed detention basin and ultimately connect to the Anatolia II water quality/detention basin. The drainage channel would be naturally lined and consist of an active drainage channel, banks with 3:1 slopes, floodplains, three water quality basins, and roadway crossings (2) with arch open bottom culverts. The proposed channel and cross-sections are depicted in **Figure 3.0-4**. Water and sewer infrastructure from SCWA Zone 40 and CSD-1 exists along Sunrise Boulevard and would be extended to serve the proposed project. The Sacramento Municipal Utilities District (SMUD) is currently constructing 69 kV lines within the transmission corridor to serve the project area.

**TABLE 3.0-1  
SUMMARY OF LAND USES**

Lot Number/Village Number	Land Use/Zoning Designation	Land Use	Acres (Net)	Acres (Gross)	Units (if applicable)
Villages 8 & 9	LDR/RD-5	S-F Residential (55'x105' TYP)	32.9	32.9	143
Village 2, 4, 6 & 7	LDR/RD-7	S-F Residential (50' X 105' TYP)	60.6	60.6	267
Villages 2, 4, 6, 7, 8 & 9	LDR/RD-5 and RD-7	S-F Residential (Duplex TYP)	-	-	124
Villages 14, 16, 20 & 28	LDR/RD-10	S-F Residential (43' X 72' TYP)	27.5	27.5	261
Villages 17, 21 & 22	LDR/RD-10	S-F Residential (48' X 60' TYP)	26.8	26.8	246
Villages 3, 10, 11, 15 18, 24 & 27	MDR/RD-15	S-F Residential (30' X 76' TYP)	68.7	68.7	701
Villages 25 & 26	MDR/RD-15	S-F Residential (22' X 70' TYP)	6.6	6.6	101
Villages 5, 12, 13, 19 & 29	MDR/RD-15	S-F Residential (Courtyard TYP)	38.9	50.1	380
Villages 1 & 23	MDR/RD-15	S-F Residential (Cottage TYP)	18.8	19.1	192
Lot A	HDR/RD-30	RD-30	9.6	11.2	288
Lots B, C & D	Comm-Office/SC	Shopping Center	17.0	21.6	-
Lot E	LDR/RD-5	Elementary School	10.9	12.0	-
Lot F	LDR/O	Community Park	24.4	27.3	-
Lots G – P	LDR/O	Neighborhood Park	16.7	22.3	-
Lot Q	OS/O	Open Space/Wetland Preserve	89.7	92.4	-
Lot R	LDR/RD-10	Detention/Water Quality Basin	17.0	18.1	-
Lot S	LDR/RD-5	Detention/Water Quality Basin	6.0	6.0	-
Lots T – V	OS/O	Parkway/Drainage Corridor	19.8	20.8	-
Lot W	LDR/RD-10	Parkway	0.4	0.5	-
Lots X & Y	LDR/RD-7	Parkway	2.9	3.1	-
Lots ZZ & AA	LDR/RD-5	Parkway	2.5	2.5	-
Lots BB – KK	-	Landscape Corridor	4.23	-	-
<b>Subtotal</b>			197.5	205.0	-
<b>Total</b>			-	<b>530.1</b>	<b>2,703</b>

1. Ranging in residential densities of RD-5 through RD-15.
2. Landscape corridor totals are included in gross acreages of above parcels. Gross acreages include all streets and landscape corridor lots. Net acreages include minor residential streets only.

land use plan map



Source: Wood Rodgers



City of Rancho Cordova  
Planning Department

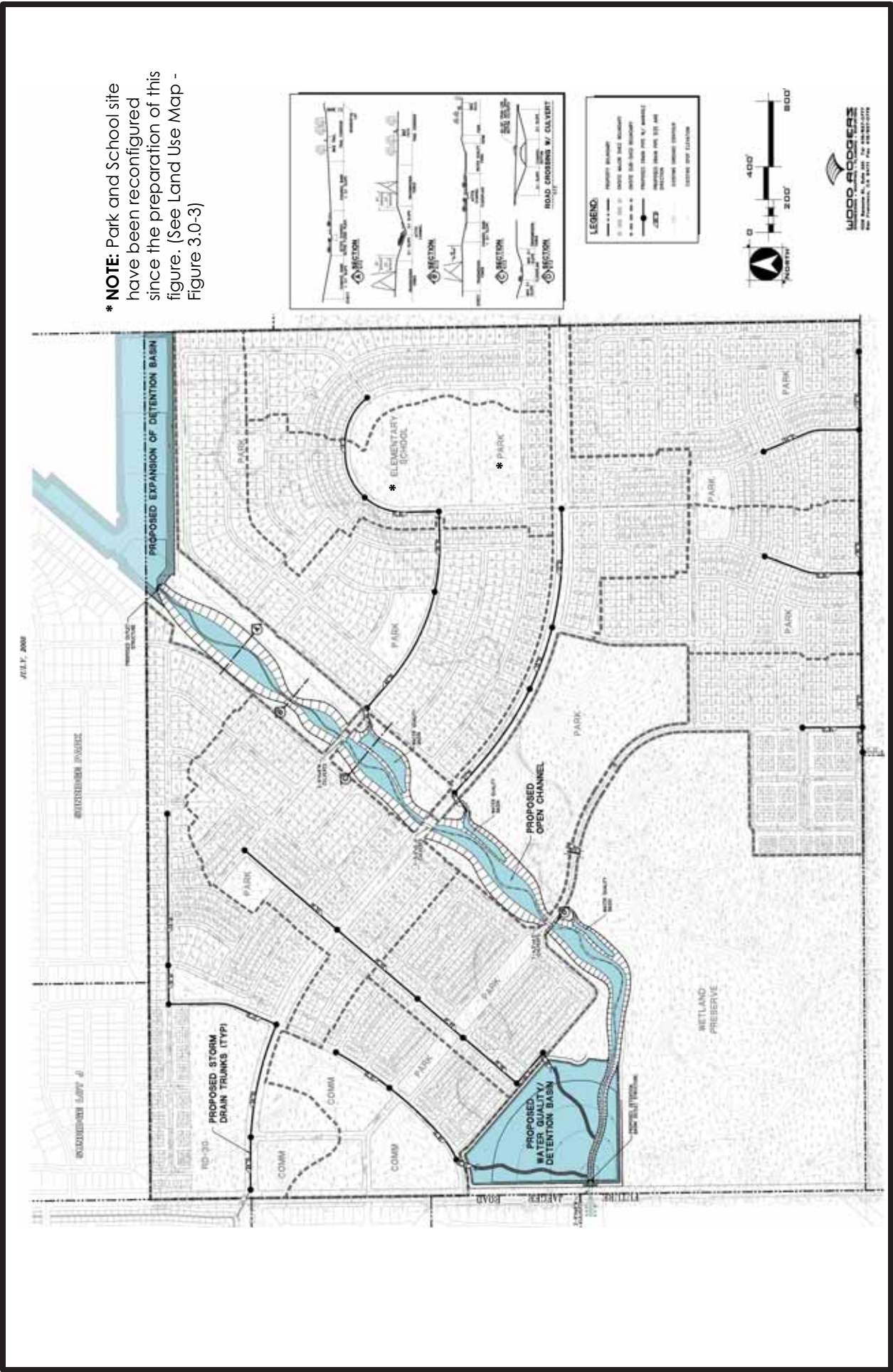
Figure 3.0-3  
The Preserve at Sunridge Land Use Map

### 3.0 PROJECT DESCRIPTION

---

Insert Figure 3.0-3 Land Use Map (2<sup>nd</sup>-side)





Elevation Map, September 2005



City of Rancho Cordova  
 Planning Department

Figure 3.0-4  
 Proposed Drainage Channel and Cross Sections

### 3.0 PROJECT DESCRIPTION

---

Insert Figure 3.0-4 Proposed Drainage and Cross-sections (color 2-side)

The internal circulation system would include arterial streets to serve as the principle streets in the area. These streets include Jaeger Road on the site's western boundary and Chrysanthy Boulevard, which bisects that project site and provides an east-west direction between Sunrise Boulevard and Grant Line, which are two major arterial streets (6-lane roadways). The internal residential streets provide connections into and through the SPA and connect residential neighborhoods with the Town Center, elementary school, and the various planned park and open space areas. The project would also include an open space/wetland on approximately 92.4-acres in the southwestern portion of the site and a combination parkway/drainage corridor located within the existing transmission corridor.

#### PROPOSED LAND USE DESIGNATION MODIFICATIONS

##### **Proposed General Plan/ Sunrise Douglas Community Plan Land Use Changes**

The proposed land uses of with the Preserve at Sunridge project utilize the Land Use Designations as indicated in the City of Rancho Cordova Interim General Plan (i.e., LDR, MDR, COMM/OFF, etc.). The project's existing General Plan Land Use Designations are based on the Sacramento County General Plan and the SDCP. The Preserve project site is located with the Suncreek/Preserve Planning Area (SPPA) in the City of Rancho Cordova Interim General Plan, which supercedes the Sacramento County General Plan for land use designations. The SPPA is designated for urbanized development during the planning horizon of the Interim General Plan (2030). Based on previous Sacramento County approvals and current development requests, land uses in the SPPA could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, up to 450 acres of supporting commercial, office and mixed uses, 175 acres designated for community and neighborhood parks, and 150 acres for elementary, middle and high school sites. The proposed project's residential units and densities, Town Center and commercial uses, public services, parks, trails, and population increases are substantially consistent with the Interim General Plan, which was adopted by the Rancho Cordova City Council on May 16, 2005 (Interim General Plan/Draft Land Use Map Book p. 23).

The land uses in the SDCP were conceptual in nature and were developed as general tabulations and assigned to large subareas for the purposes of evaluating environmental and cumulative impacts of development of the entire Plan area and did not designate specific parcel acreages or exact land use locations. The project is a subsequent development within the SDCP and the associated land uses (i.e., single-family residential, multi-family, commercial/office, parks, open space, and school uses are further intensification of urban uses than what is provided within the SDCP and land uses evaluated in the certified SDCP/SRSP EIR. Additionally, the project's residential development, mixed-uses, recreational trails, population increases and residential densities are substantially consistent with the Interim General Plan, which was adopted on May 16, 2005 (Interim General Plan/Draft Land Use Map Book p. 23).

The Preserve at Sunridge's proposed land uses and pattern of development varies from land allocations in the SDCP. The project Preserve at Sunridge project site was included in conceptual Villages C and F of the SDCP. The land use allocations for Villages C and F had more commercial acreage, no designated wetland preserves, more compact and higher-density development, more residential dwelling units, less acreage for parks, and did not consider acreages associated with the existing power line corridor. Therefore, a General Plan Amendment (GPA) is required for the project to change the existing designations on the site to allow for the proposed land uses.

##### **Proposed Special Planning Area Document**

The proposed Special Planning Area (SPA) document would supplement, enhance, or replace certain conditions of the City's existing Zoning Code. The SPA would provide the opportunity for developing

### 3.0 PROJECT DESCRIPTION

---

unique planning standards (e.g., lot sizes, setback standards, permitted uses, etc.) in response to site-specific issues. The SPA also provides for a more creative development than could be achieved solely through standard zoning regulations. The existing zoning and proposed zoning of the project site is illustrated in **Figure 3.0-5** and the SPA document is included as **Appendix 3.0**.

#### Town Center and Residential Units

The proposed project would include a wide variety of residential configurations. The Town Center Mixed-Use Land Use Designation is characterized by a mix of retail, office, grocery and specialty markets, restaurants, daily and personal services, and live-work residential units. Town Centers typically meet the needs of 30,000 persons providing office and retail inter-mixed with medium- and high-density residential housing. The Town Center District Map is illustrated in **Figure 3.0-6**. In addition to commercial and residential uses, this District would include parks, open space/wetland preserve, parkway/drainage corridor, detention/water quality basin, and roadways. The preliminary design of the Town Center architectural theme is depicted in **Figure 3.0-7**. The Low Density designation is typified by detached single-family lots in a wide variety of sizes and configurations with 2.1 du/ac to 6.0 du/ac. The Medium Density Residential Land Use Designations contemplate small single-family attached or detached units and could include condominiums or townhouse type developments with 6.1 du/ac to 18.0 du/ac. This land use designation is used for small conventional, alley-loaded, courtyard, and cottage lots of various sizes ranging from 22 feet by 70 feet to 50 feet by 105 feet. Other lots sizes and configurations that meet the specified density range would be allowable. The High Density Residential Land Use Designation is typically characterized by apartments, condominiums, or clustered single-family dwellings with 18.1 du/ac to 40.0 du/ac.

#### Circulation

The internal circulation system is based on a block or “grid” concept. Various pedestrian pathways are designed to provide non-vehicular transportation opportunities and link with the project’s park sites. Arterial streets are the principal streets to serve the through traffic and consist of Jaeger Road on the site’s western boundary and Chrysanthy Boulevard, which bisects the project site and would provide an east-west direction between Sunrise Boulevard and Grant Line Road, which are major six-lane roadways. These documents contain financing and phasing plans to ensure that roadway improvements are constructed concurrent with phasing plan for development. The internal streets would provide connections into and through the SPA and connect residential neighborhoods with the Town Center, elementary school, parks and open space facilities. The Circulation Master Plan is depicted in **Figure 3.0-8**.

**Figure 3.0-9** illustrates the cross-section of Chrysanthy Boulevard and Jaeger Road and a typical modified arterial. The project would also include a wide variety of residential of various widths with sidewalks, split sidewalks, bike lanes, one-side, and two-side parking and 10-foot and 20-foot medians. **Figure 3.0-10** illustrates a typical modified primary residential street with split sidewalks, bike lanes, parking on both sides and a 20-foot median. There is currently no Regional Transit (RT) in the vicinity; however, it is anticipated that transit service would be extended to serve the site. The SPA encourages the use of public transit by locating some of the highest density residential development near the arterial streets and within the Town Center to facilitate easy and walkable access to bus stops and shelters. RT may extend into the Town Center via the site’s Main Street to provide direct access for residents. The project would be annexed into the Community Service Area 10, which would assist in funding transit facilities as well as on-site and off-site roadway improvements.

For a detailed discussion regarding vehicular, pedestrian, bicycle and transit circulation specific to the proposed project, readers are referred to Section 4.4 (Transportation and Circulation) of the DEIR.





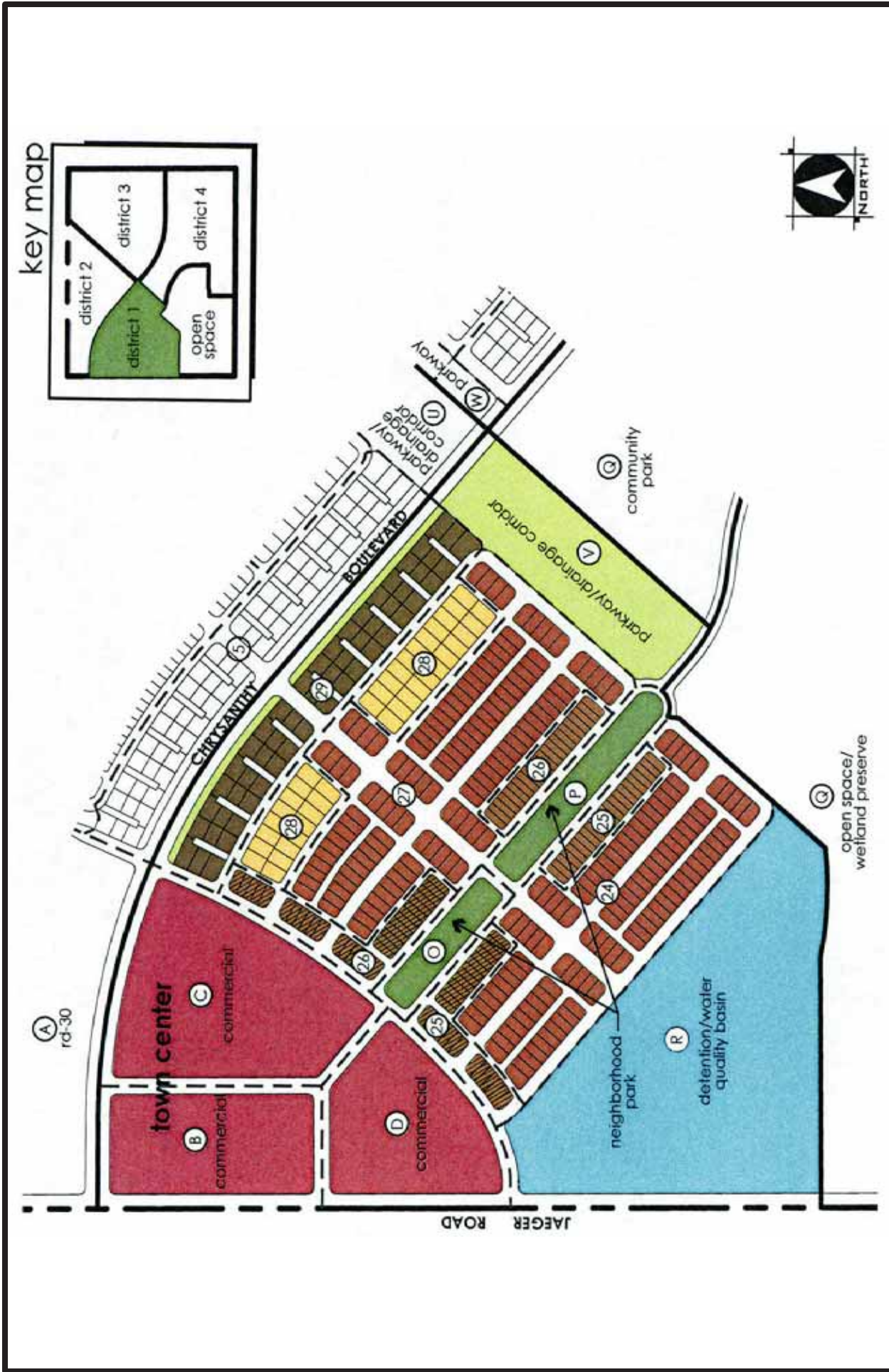


Figure 3.0-6  
Town Center District

City of Rancho Cordova  
Planning Department







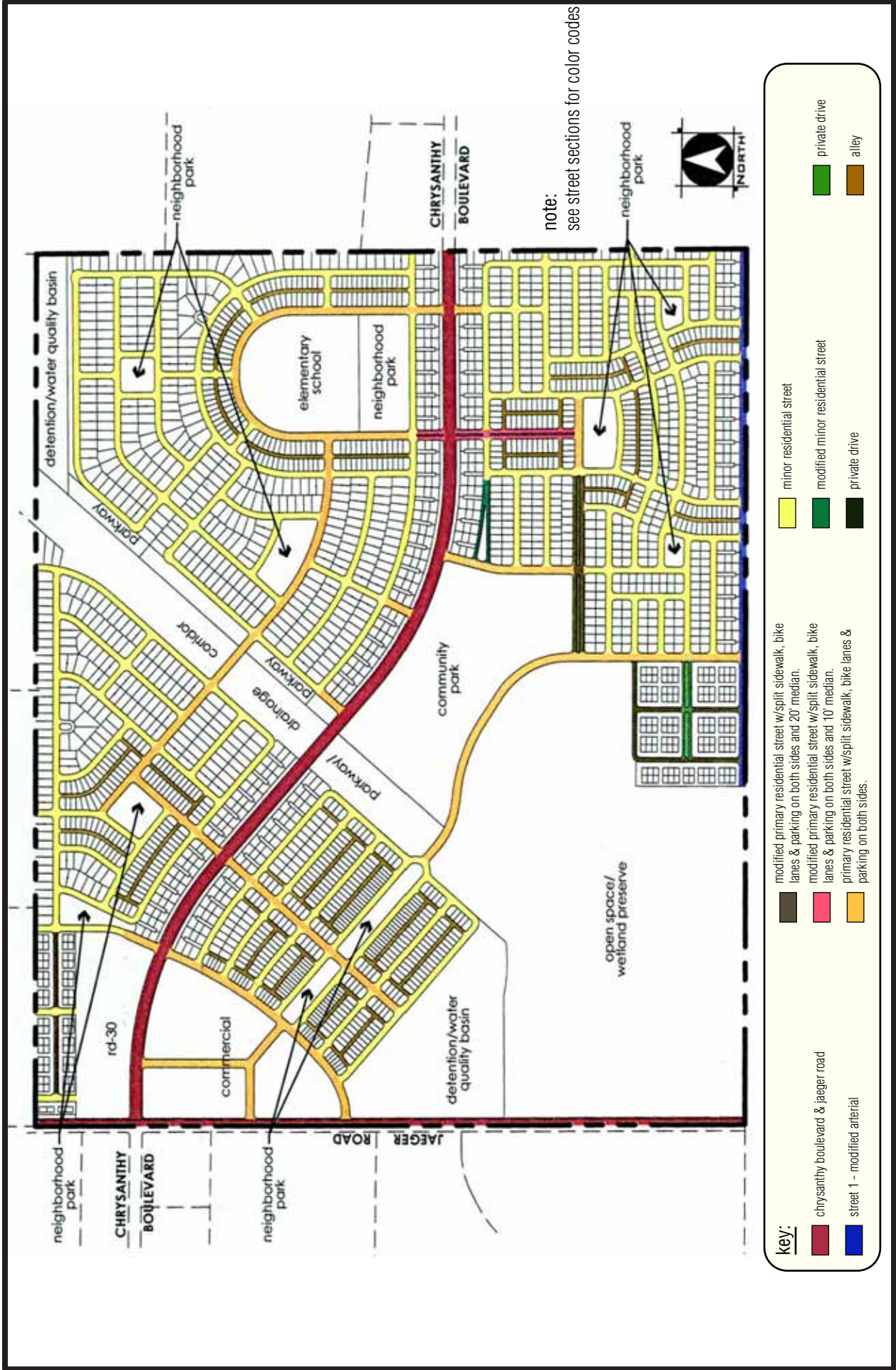


# Sunridge Town Center

The Preserve at Sunridge



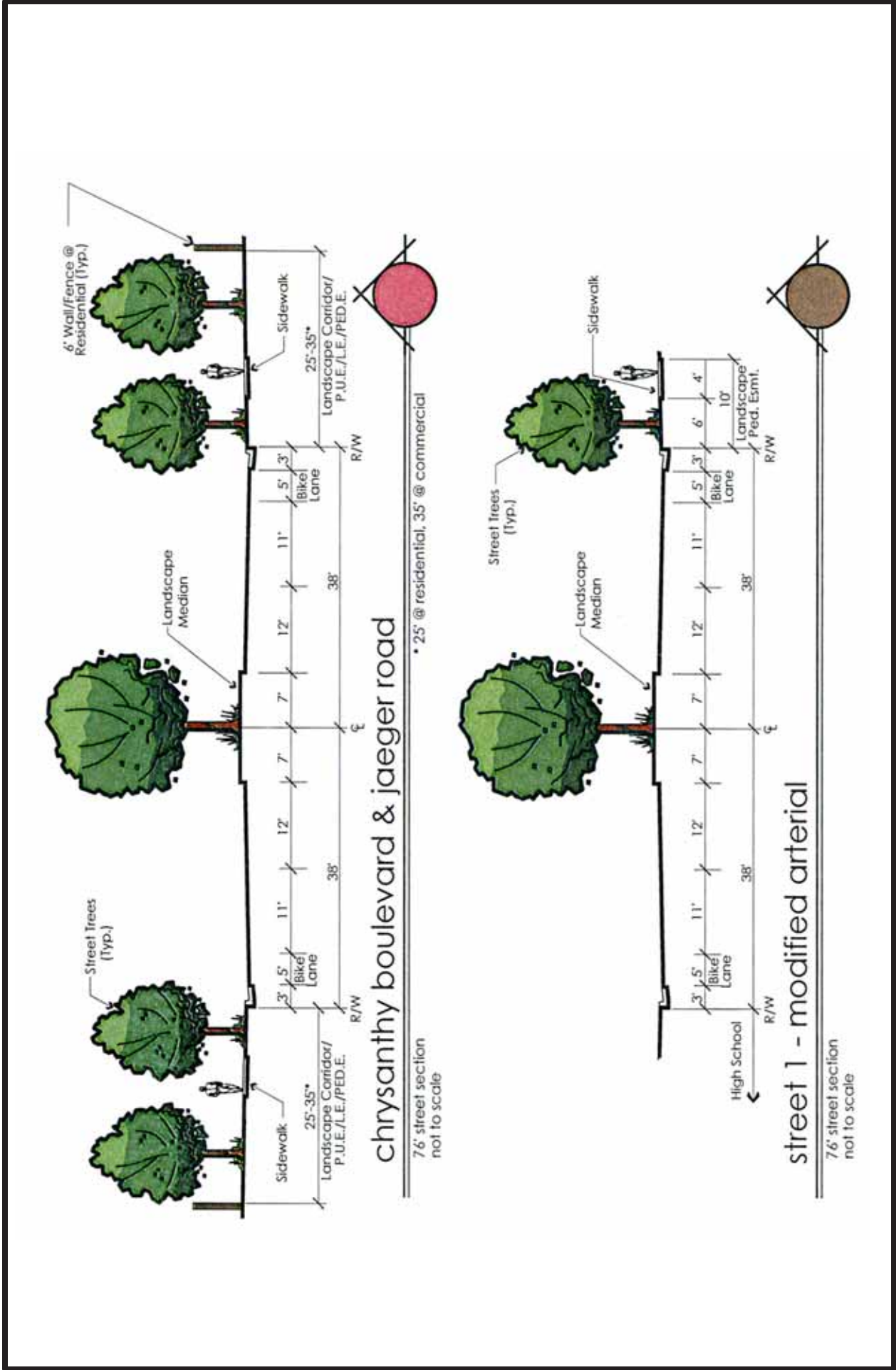




City of Rancho Cordova  
Planning Department

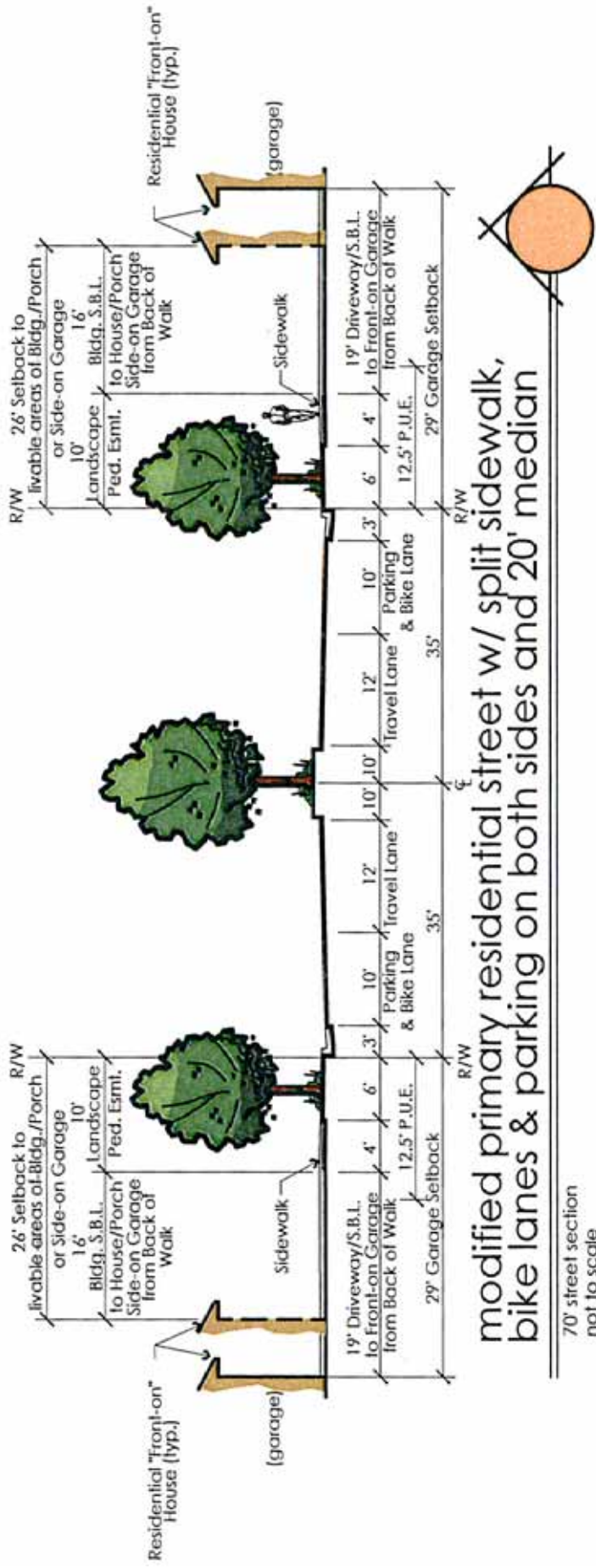
Figure 3.0-8  
Circulation Master Plan





City of Rancho Cordova Planning Department  
 Figure 3.0-9  
 Cross Section of Chrysanthy Boulevard & Jaeger Road





modified primary residential street w/ split sidewalk, bike lanes & parking on both sides and 20' median

70' street section  
not to scale



City of Rancho Cordova  
Planning Department

Figure 3.0-10  
Cross Section of Typical Primary Residential Street

### PARKS, PARKWAYS AND OPEN SPACE

The Cordova Recreation and Park District (CRPD) has the primary responsibility for providing recreation facilities and services within the City of Rancho Cordova. The project would include an open space/wetland preserve of approximately 92.4 acres, a 27.3-acre community park, several neighborhood parks, and various parkways. The Park and Open Space Master Plan is illustrated on **Figure 3.0-11**.

### PUBLIC SERVICES, UTILITIES AND FACILITIES

As indicated above, the Sacramento County Water Agency (SCWA) Zone 40 is the water purveyor for the proposed project. The total estimated water demand of the project is 1,319 acre-feet-year (af/yr), which would ultimately be met through a conjunctive use of surface water and groundwater resources. The SCWA Board of Directors certified the Water Supply Assessment on December 7, 2004 (see **Appendix 4.7**). In the short-term, the project will use groundwater extracted from the North Vineyard Well Field, also known as the Execelsior Road Well Field, treated at the Anatolia Water Treatment Plant and delivered to the project site. In the long-term, the project will be supplied in accordance with SCWA's conjunctive use program of surface and groundwater. New transmission pipelines, pressure-reducing valves, check valves, storage tanks, and new treatment capacity will be required to serve the project. The majority of the water pipelines and other infrastructure would be placed within roadway rights-of-way. The environmental effects of extending water distribution infrastructure west and north of the project site from the Anatolia Water Treatment Plant have been addressed in the SDCP/SRSP EIR and mitigated negative declarations for the Anatolia subdivisions and the Anatolia III Major Roads, Sewer Main and Water Transmission Main Projects.

The Sacramento Regional County Sanitation District (SRCSD), which is comprised of three contributing agencies, including the County Sanitation District 1 (CSD-1), would provide the collection, conveyance, and treatment of wastewater generated by the proposed project. New on-site and off-site wastewater infrastructure is required to serve the project. In the interim, the project's wastewater flows will be collected and conveyed to a new lift station and to the existing Bradshaw Interceptor. The interim force main will be located along Chrysanthy Boulevard through the project site and tie in with the force main along Sunrise Boulevard to Kiefer Boulevard. The serving interim lift station will be located on the south side of Chrysanthy Boulevard approximately 1,000 feet east of Sunrise Boulevard. The project's wastewater flows will ultimately be conveyed to the AJ-1 Interceptor, with on- and off-site trunks and collectors being located within public rights-of-way to lessen environmental impacts. The environmental effects of extending wastewater infrastructure west of the project site have been addressed in the SDCP/SRSP EIR and mitigated negative declarations for the Anatolia subdivisions and the Anatolia III Major Roads, Sewer Main and Water Transmission Main Projects.

There are several purveyors (i.e., SBC, etc.) providing telephone and cable service the City of Rancho Cordova and would serve the proposed project. Existing facilities in the SDCP area include both aerial and underground fiber and copper transmission lines, which are generally collocated underground with other utilities to reduce visual and aesthetic impacts and potential safety hazards. The project would be served by the Elk Grove Unified School District (EGUSD) and include the construction of an elementary school on an approximately 12.0 acre site located near the northeastern portion of the project site (see **Figure 3.0-3**). The solid waste generated by the residential portion of the project would be collected through BFI's curbside system and ultimately disposed of at the Kiefer Landfill, located southeast of the project site. The non-residential solid waste would also be collected by BFI hauled to its transfer facilities and transported to regional landfills outside Sacramento County. The Sacramento Metropolitan Fire

### 3.0 PROJECT DESCRIPTION

---

District (SMFD) would provide fire protection services, fire suppression, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the proposed project. Law enforcement would be provided by the Rancho Cordova Police Department, which is contracted through the Sacramento County Sheriff's Department.

#### STORM DRAINAGE

The project site would include two detention basins and three smaller water quality basins. A regional detention basin (SMC18D) would be constructed as part of the Preserve at Sunridge project and accommodate some of the ultimate drainage flows in the SDCP area. The detention basin would be approximately 18.1-acres and be located adjacent to the Town Center's southern boundary. The proposed detention basin at the northeastern corner of the project site (SMCC7D) would be approximately 6 acres and would collect and convey flows from the Sunridge Park and other developments north of the project. As depicted in **Figure 3.0-4**, three smaller basins would be constructed in the existing transmission corridor. The storm water would be conveyed through the drainage channel and smaller basins to SMC18D. The stormwater will ultimately be discharged to detention basin on the Anatolia II project site.

#### PROPOSED MODIFICATION TO THE SUNRISE-DOUGLAS COMMUNITY PLAN TEXT

In addition to the proposed development described above, the project applicant has proposed the following amendments to the text of previously adopted mitigation measures BR-2 and BR-4 that are contained in Section 8 of the Sunrise-Douglas Community Plan.

#### Proposed Changes to Adopted Mitigation Measure BR-2

*BR-2 Prior to approval of any improvement plans or grading permits within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers, project proponents shall submit a wetland delineation for the proposed development area, and a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps of Engineers and shall incorporate the following components:*

- a) A wetland delineation of the project site and any proposed off-site wetland preservation/creation sites(s), verified by the US Army Corps of Engineers;*
- b) The location of proposed wetland preservation, acquisition, and creation site(s);*
- c) A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values, and functions. Compensation wetlands shall be designed to:
  - 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;

- d) A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met, and as required by the US Army Corps of Engineers and the USFWS; and
- e) A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan shall address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.

#### Proposed Changes to Adopted Mitigation Measure BR-4

*BR-4* Prior to approval of any improvement plan or grading permit within any portion of a Specific Plan area containing wetlands subject to the jurisdiction of the U.S. Army Corps of Engineers, the habitat of an endangered, threatened or rare species protected by federal or state law, or a stream or other water body subject to the direct regulatory jurisdiction of the California Department of Fish and Game, the applicants shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code.

These changes would be applicable to the entire Sunrise-Douglas Community Plan. **Appendix 3.0** contains the project applicant's justification for these proposed amendments.

### 3.3 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

#### REQUIRED DISCRETIONARY ACTION/ENTITLEMENTS

The proposed project is under jurisdiction of the City of Rancho Cordova. Actions that would be required from the City Council, Planning Commission and/or City staff include, but are not limited to the following:

- General Plan Amendment to Commercial and Office, Low-Density Residential and Medium-Density Residential;
- Amendment to previously adopted mitigation measures BR-2 and BR-4 in the Sunrise-Douglas Community Plan;
- Rezoning of the project site to Special Planning Area (SPA) to cover the development of the project development standards, design guidelines, road cross-sections, parks, and to codify the proposed development;

### 3.0 PROJECT DESCRIPTION

---

- Approval of the Public Facilities Financing Plan (PFFP) for the project;
- Approval of tentative and final maps;
- Improvement plans;
- Grading plans;
- Building permits; and
- Adoption of a Development Agreement addressing issues such as the Police Tax, Park Renovation, Park Improvement fees, and other subjects.

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- Take permits from the U.S., Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) under the Federal and State Endangered Species Acts.
- Water quality permitting (NPDES and water quality certifications) under the Clean Water Act by the Central Valley Regional Water Quality Control Board (CVRWQCB) and State Water Resources Control Board.
- Wetland fill permits under Section 404 of the Clean Water Act by the U.S. Army Corps of Engineers.
- Approval of infrastructure details for water supply facilities by the Sacramento County Water Agency (SCWA).
- Approval of infrastructure details for wastewater conveyance facilities by Sacramento County Sanitation District No. 1 (CSD-1).
- Approval of the elementary school site acquisition and site plans by the Elk Grove Unified School District.
- Approval of the neighborhood park site acquisition and site plans and roadway landscape corridor plans by the Rancho Cordova Park and Recreation District.



Figure 3.0-11  
Park and Open Space Master Plan

City of Rancho Cordova  
Planning Department

