Appendix A

NOTICE OF PREPARATION

DATE:	**October 25, 2019**
TO:	**State Clearinghouse** **1400 Tenth Street** **Sacramento CA, 95814**
TO:	**Responsible Agencies, Organizations, and Interested Parties**
LEAD AGENCY:	**City of Rancho Cordova** **Contact: Darcy Goulart** **2729 Prospect Park Drive** **Rancho Cordova, CA 95760**
SUBJECT:	**Environmental Impact Report for The Preserve Project**

In discharging its duties under Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cordova (as Lead Agency) intends to prepare an Environmental Impact Report (EIR) for The Preserve Project. The City will be the lead agency for compliance with the California Environmental Quality Act ("CEQA").

In accordance with Section 15125 of the CEQA Guidelines, the City of Rancho Cordova has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an EIR was made by the City of Rancho Cordova. An Initial Study, attached hereto, has been prepared pursuant to CEQA Guidelines Section 15125, which identifies the anticipated environmental effects of the project. The Initial Study satisfies the City's obligation under CEQA Guidelines Section 15125 to identify the probable environmental effects of the project.

As specified by the CEQA Guidelines, the Notice of Preparation (NOP) will be circulated for a 30-day review period. The City of Rancho Cordova welcomes public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

PUBLIC MEETING

A Public Scope Meeting will be held on Wednesday, November 13, 2019 at 6:00 p.m.
in the Rancho Cordova City Hall, American River South Room
2729 Prospect Park Drive, Rancho Cordova

Comments may be submitted during the review period and addressed to

Darcy Goulart, Planning Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 96670

The comment period closes on November 25, 2019

A. Project Location, Current Use, and Surrounding Use

The project site consists of approximately 283 acres located within the City of Rancho Cordova (see Figure 1). The site is located northwest of Raymer Way and Grant Line Road, north of the Sunridge Specific Plan and east of the Rio Del Oro Specific Plan (see Figure 2). The General Plan designates the project site Planning Area. Specifically, the site is located within the Grant Line West Planning Area and is designated Natural Resources and Residential-Mixed Density by the Draft Land Use Concept Map. The site is zoned Agricultural (AG-80) and Industrial Reserve (IR) and is identified by Assessor's Parcel Numbers (APNs) 072-0300-001, -002, -005, -008, and 073-0010-010, and -011.

Currently, the 283-acre project consists of two single-family residences on the southern portion of the property, and vacant, non-native grasslands throughout the remaining area. The site has moderately rolling hills and flatlands throughout the parcel with seasonal drainage channels and wetlands. Additionally, Morrison Creek flows northeast to southwest through the project site. Several ornamental trees are located along the existing entrance road near the structures on the property. The elevation of the site ranges from 210 to 250 feet above mean sea level. The project site is also traversed by the 275 feet wide utility easement occupied by PG&E and SMUD facilities.

Surrounding land uses include the Camden at Somerset Ranch Residential subdivision to the south, a Teichert Aggregates Aggregate/Asphaltic Concrete site across Grant Line Road to the east, industrial/open space to the north, and vacant land for the development of the Rio Del Oro residential community to the west.

B. Project Characteristics

The proposed project would include subdivision of the site to develop a total of 434 single-family lots and various associated improvements including, but not limited to, parks, a preserve area, landscaping, circulation improvements, and utility installation. The proposed project would include 22.84 acres of public parks north of the proposed residences. Additionally, the project would preserve 185 acres of natural land to the north in order to protect wetlands.

General Plan Amendment/Rezone

Per the City of Rancho Cordova General Plan, the project site is currently designated Planning Area. The Draft Land Use Concept Map for the Grant Line West Planning Area designates the site Natural Resources and Residential-Mixed Density. The proposed project would require a General Plan Amendment to change the site's land use designation to Low-Density Residential. An additional General Plan Amendment would be required to remove from the Circulation Element Centennial Drive in the project vicinity. In addition, the project would require a rezone of approximately 70 acres of AG-80 and approximately 25-acres of IR to Residential District (RD-6). The Residential District designation sets a maximum of six dwelling units per acre (See Figure 3).

Tentative Subdivision Map

The proposed project would subdivide 434-single family residential lots. Lots in the western portion of the site would be a minimum of 4,050 sf (45 feet x 90 feet), with the larger lots located at the corners of each block. Lots located in the central area of the site would be a minimum of 5,775 sf (55 feet x 105 feet). Lots located in the eastern portion of the site would be approximately 4,725 sf (45 feet x 105 feet). The range of lot sizes for the proposed project would be between 4,050 sf and 9,416 sf (see Figure 4). In addition, the project would include an 18 to 20-foot setback from the front of each residence to the street. The proposed would also provide a 100-foot setback from Morrison Creek.

Figure 1
Project Location

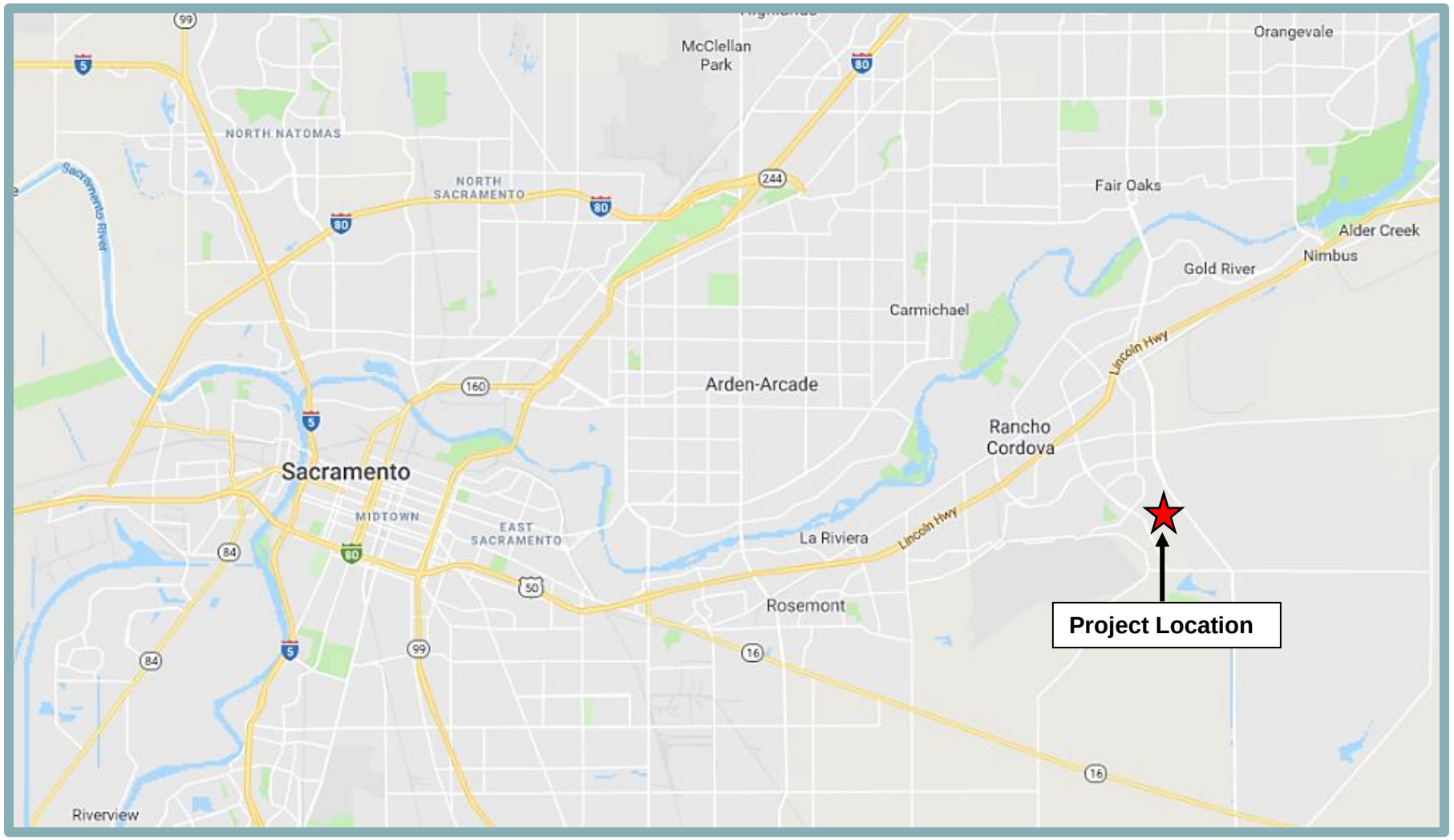


Figure 2
Project Site and Existing Planning Boundaries

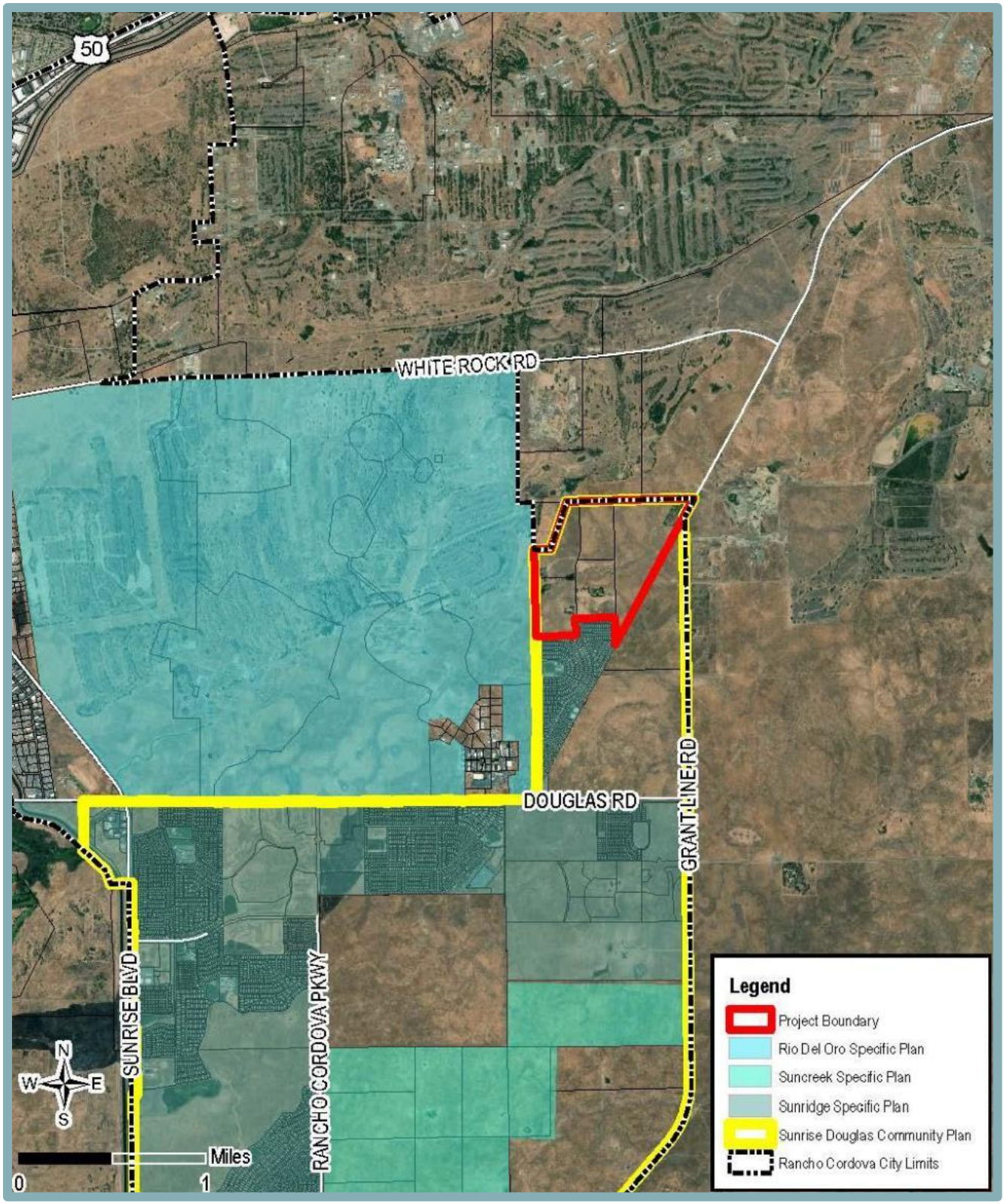


Figure 3
Existing and Proposed Zoning

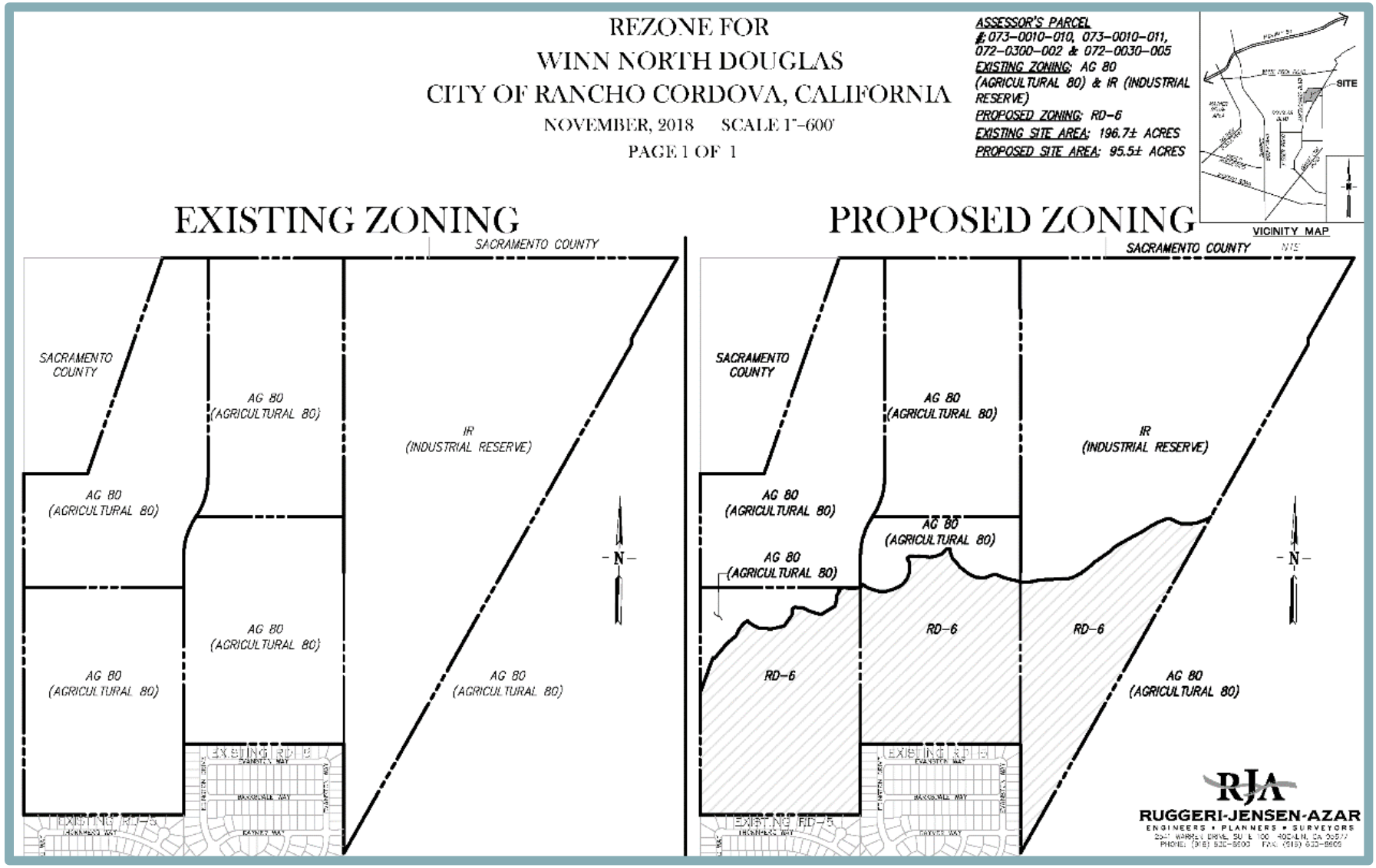
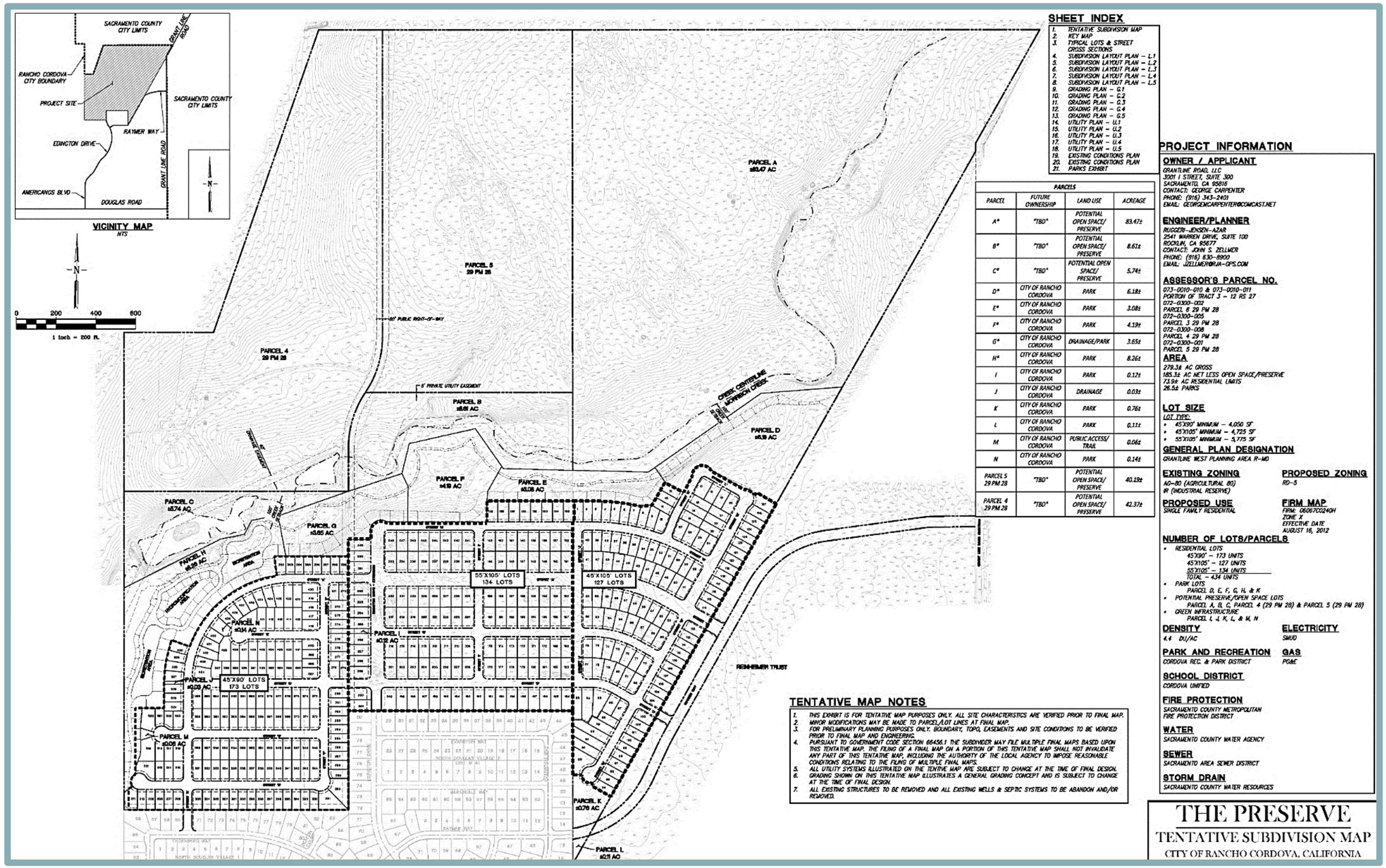


Figure 4
Tentative Subdivision Map



Access and Circulation
The proposed project includes four access points, including two connections to Raymer Way and two connections to the existing Camden at Somerset Ranch subdivision to the south. Street sections would range from 42-feet for the internal residential streets to 69-feet for the residential collector street. The internal residential streets would include a five-foot sidewalk on each side. The other streets would include a combination of parkways with 10-foot sidewalks on one side and either a connected five-foot sidewalk on the other or a six-foot parkway and six-foot sidewalk on the other side.

Open Space/Recreation
As part of the proposed project, 185.3 acres of undeveloped land to the north would be maintained as open space/preserve. The project would designate 8.9 acres for parks, 11.6 acres of Community Space, and 1.6 acres of green infrastructure (see Figure 5). The Community Space would be presented in the form of two bioretention areas that feed into a hydromodification area. The area designated for open space would remain within the IR or AG-80 zoning designation.

The 8.9 acres designated for parks would include two parks managed by the Cordova Parks and Recreation District. The 1.6 acres of green infrastructure would be composed of trail connections to surrounding parks and landscaped areas.

Utilities
Treated water service for the project would be provided by the Sacramento County Water Agency. The proposed project would include construction of new eight-inch water lines connecting to an existing 10-inch water main located within Edington Drive.

Sanitary sewer service is provided to the City by the County Sanitation District 1 (CSD-1). CSD-1 maintains the sewer system collecting waste water flows from individual developments throughout the district and conveys them to the Sacramento Regional County Sanitation District Inceptor system. Wastewater would be routed and delivered to the Sacramento Regional Wastewater Treatment Plant north of Elk Grove (see Figure 6). The project would include connection to the existing eight-inch sewer lines or within Edington Drive and Thornberg Way.

Stormwater throughout the site would be directed through 12- and 30-inch drainage pipes. From the drainage pipes, the stormwater would be routed to the bioretention basins located at the northwestern portion of the parcel. The stormwater would then travel to the hydromodification basin which would deliver the remaining stormwater to the pond north of the project site. In addition, connection to existing natural gas and telecommunications infrastructure would be required for the proposed development.

Figure 5
Parks and Open Space/Preserve Area

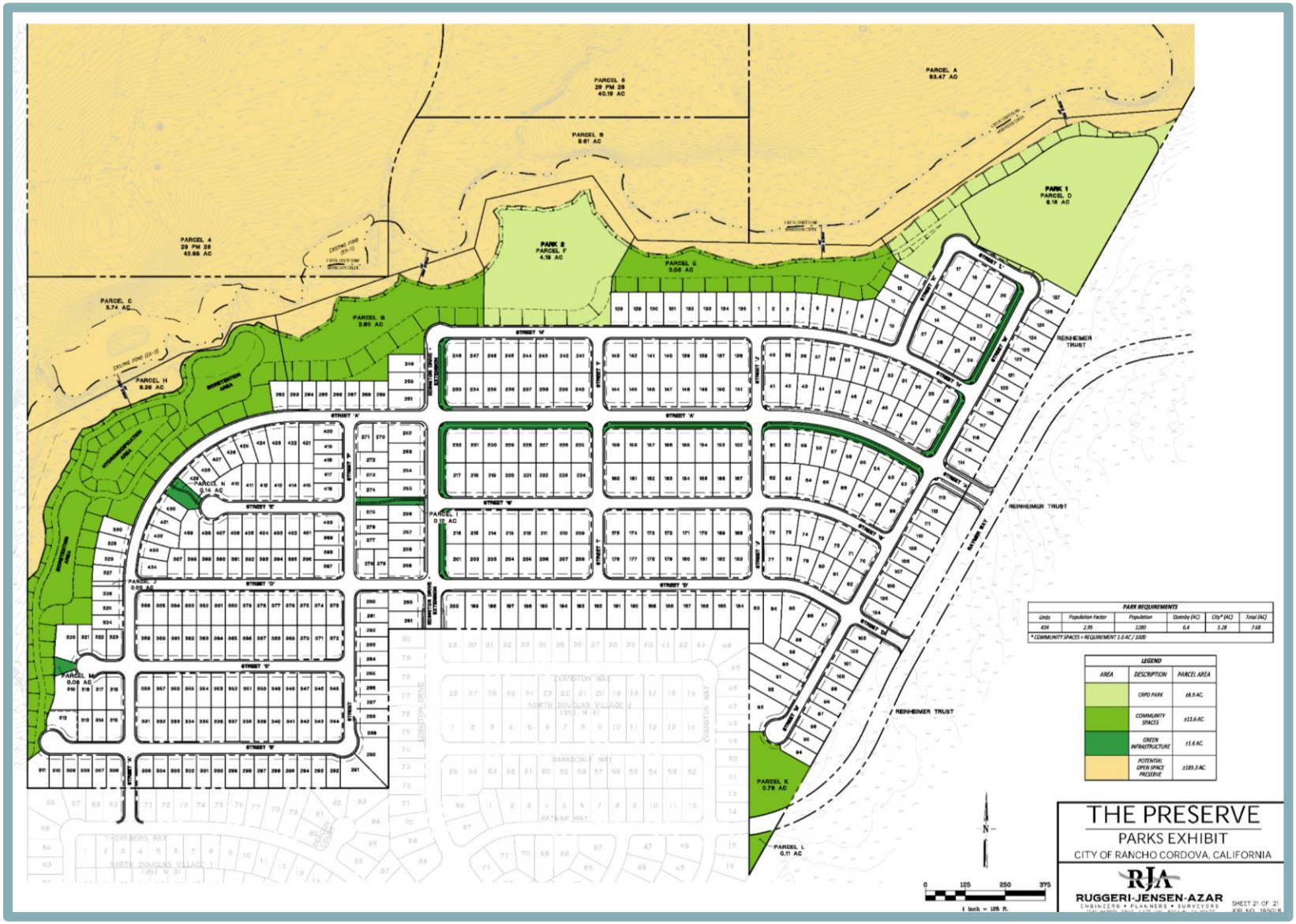
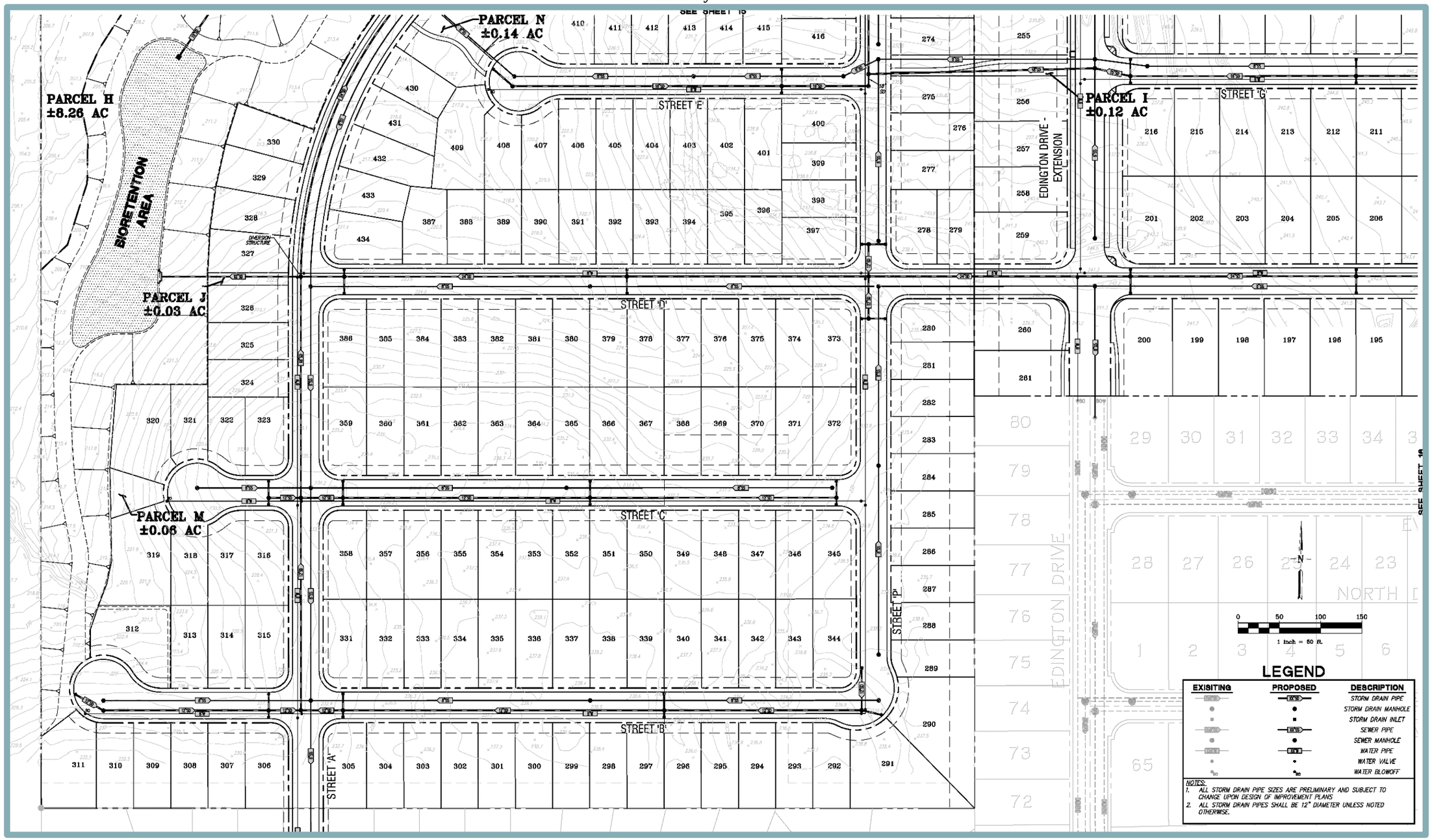


Figure 6
Preliminary Utilities Plan



C. Required Approvals

The proposed project requires approval of the following discretionary entitlements.

The proposed project would require City approval of the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- General Plan Amendment from Grant Line West Planning Area to Low-Density Residential;
- General Plan Amendment to remove from the Circulation Element Centennial Drive in the vicinity of the project;
- Rezone from AG-80 (approximately 70 acres) and IR (approximately 25 acres) to MDR (25.9 acres), O (4.3 acres), and RLDR 1-2.3 ac min (1.8 acres).;
- Tentative Subdivision Map; and
- Development Agreement.

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

- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board (CVRWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD); and
- United States Army Corps of Engineers (ACOE) – Nationwide Permit (404).

D. Project Background

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the Preserve Project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP and EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the City Council must review and consider the information contained in the EIR.

E. Potential Environmental Effects

The environmental analysis for the proposed project will focus on the following areas: Air Quality and Greenhouse Gas Emissions (including Energy), Biological Resources, Cultural and Tribal Resources, Geology & Soils/Mineral Resources, Hazards and Hazardous Materials, Hydrology & Water Quality (Drainage), Land Use & Planning/Population & Housing, Noise, Public Services and Utilities, and Transportation. In addition, statutorily required sections and discussion of project alternatives will be included. Some refinement to the aforementioned issues may be required based on comments received during the NOP scoping process. The following section describes each of the technical Chapters of the EIR in further detail.

Air Quality and Greenhouse Gas Emissions (including Energy)

The Air Quality and Greenhouse Gas (GHG) Emissions chapter of the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project site. The air quality impact analysis will be determined through coordination with SMAQMD. A quantitative assessment of short-term and long-term increases of criteria air pollutant emissions of primary concern (i.e., ROG NO_x, and PM_{10}) resulting from the proposed

project will be included. The Traffic Impact Study (TIS) will be based upon modeling using California Emission Estimator Model (CalEEMod). CALINE 4 modeling will be conducted if warranted based on the results of the TIS.

Throughout the GHG section, CalEEMod will be used to produce an estimate of carbon dioxide emissions, including indirect emissions of GHG (e.g., electricity, natural gas). Analysis will include a discussion of Assembly Bill (AB) 32 and Senate Bill (SB) 32 in compliance with the California 2017 Climate Change Scoping Plan and SMAQMD to determine appropriate thresholds. This chapter will also discuss potential energy impacts as a result of the proposed project. In accordance with Appendix G Checklist of the CEQA Guidelines, the analysis will discuss the projects energy efficiency, conservation measures, and applicable mitigation measures, if needed, for reducing air quality, GHG, and energy impacts.

Biological Resources

The Biological Resources analysis will discuss potential impacts to plant communities, wetlands, and wildlife. The analysis will take an in-depth look at potential effects on rare, endangered, candidate sensitive, and special-status species from the buildout of the proposed project. The analysis will reference an Aquatic Resources Delineation, Arborist Survey Report, Special Status Plant Surveys, and Biological Resources Report (BRA) prepared for the project. In addition, the biological resources analysis will discuss the effects of the proposed project on Morrison Creek riparian vegetation and the effects of the proposed project. Recommended mitigation measures will be incorporated, if necessary, to reduce significant impacts to biological resources and ensure compliance with South Sacramento Habitat Conservation Plan.

Cultural and Tribal Resources

The Cultural and Tribal Resources chapter of the EIR will discuss the potential impacts to historical, archaeological, and tribal resources, including human remains and historical buildings, from implementation of the proposed project. Typical historical resources often include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. The chapter will include analysis of a record search of the Native American Heritage Commission Sacred Lands File and the California Historical Resources Information System database results for the proposed project. The chapter will also discuss compliance with AB 52 regarding notification of relevant tribes. Recommended mitigation measures will be incorporated, if necessary, to reduce significant cultural and tribal resource impacts.

Geology & Soils/Mineral Resources

The Geology & Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geologic features within the project vicinity. This chapter will utilize a Geotechnical Report prepared for the project site and discuss the present conditions. The Geology & Soils/Mineral Resources chapter will reflect the results of the Geotechnical Report and will provide analysis of the project in the context of the various features in the area. Recommended mitigation measures will be incorporated, if necessary, to reduce significant geologic and mineral resource impacts.

Hydrology & Water Quality (Drainage)

The Hydrology and Water Quality chapter will summarize the setting of the project site and identify potential effects on drainage, flooding, groundwater, and water quality. This chapter will include analysis of drainage from impervious surfaces associated with the proposed project and analyze impacts to groundwater and surface water. The analysis will use the Drainage Study, Sewer Study, and Water Study prepared for the project. The City of Rancho Cordova General Plan, General Plan EIR, and additional

ordinances will be referenced in the analysis. Recommended mitigation measures will be incorporated, if necessary, to reduce significant hydrology and water quality impacts.

Land Use & Planning/Population & Housing

The Land Use & Planning/Population & Housing chapter of the EIR will evaluate the consistency of the proposed project with the City of Rancho Cordova's adopted land use plans and policies, as well as the projects compatibility with surrounding land uses both, existing and proposed. The analysis will discuss amendments needed to the General Plan and the required changes to the zoning designations. The Rancho Cordova General Plan, Zoning Ordinances, and other documents will be examined to determine the potential effects of the proposed project. Population and housing will be addressed in the chapter to discuss population growth and the effects of the increase in residents. Recommended mitigation measures will be incorporated, if necessary, to reduce significant land use and planning, as well as population and housing impacts.

Noise

The Noise chapter of the EIR will be based on a project specific noise analysis. The noise analysis will include evaluation of the existing noise environment, prediction of project-generated noise, and development of noise control mitigation measures, as appropriate. Analysis of the proposed projects potential impact on surrounding sensitive receptors due to construction noise and vibration will be included. Potential noise associated with traffic effects will be evaluated in relation to the Noise Element of the City's General Plan and relevant ordinances. Recommended mitigation measures will be incorporated, if necessary, to reduce significant noise impacts.

Public Services and Utilities

The Public Services and Utilities chapter will describe the current setting and potential demands the proposed project may have on services, including fire, police, schools, parks, and recreation. The Rancho Cordova General Plan and General Plan EIR will be used to evaluate the potential impacts on public services. The Utilities portion of this chapter will focus on the potential effects on water supply, wastewater treatment, and solid waste disposal. The analysis will reference information from the Rancho Cordova Urban Water Management Plan (UWMP) to evaluate the potential new demand on water supply as a result of the proposed project. In addition, wastewater and solid waste issues will be analyzed using the Rancho Cordova General Plan and General Plan EIR and through consultation with the appropriate service provider. Recommended mitigation measures will be incorporated, if necessary, to reduce public services and utilities impacts.

Transportation

The Transportation chapter of the EIR will incorporate a TIS provided to evaluate impacts of the proposed project on existing and future transportation systems. The TIS will be used to examine the surrounding intersections in the area and the potential impacts the proposed project may have on the roadways. The chapter will evaluate the adequacy of site access, emergency access, possible design hazards, and on-site circulation. The chapter will also include additional analysis of Vehicle Miles Traveled induced by the proposed project. Recommended mitigation measures will be incorporated, if necessary, to reduce significant transportation impacts.

Attachment – Initial Study

City of Rancho Cordova
Community Development Department

The Preserve Project

Initial Study

October 2019

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

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INITIAL STUDY

October 2019

A. BACKGROUND

1.	Project Title:	The Preserve Project
2.	Lead Agency Name and Address:	City of Rancho Cordova Community Development Department 2729 Prospect Park Drive Rancho Cordova, CA 95760
3.	Contact Person and Phone Number:	Darcy Goulart Principal Planner (916) 851-8784
4.	Project Location:	Northwest of Raymer Way and Grant Line Road Rancho Cordova, CA APNs 072-0300-001, -002, -005, -008, 073-0010-010, and -011
5.	Project Sponsor's Name and Address:	Winn Communities, Inc. 3001 I Street, Suite 300 Sacramento, CA 95816 (916) 930-0925
6.	Existing General Plan Designation:	Grant Line West Planning Area Natural Resources Residential Mixed Density
7.	Existing Zoning Designation:	Agricultural (AG-80) Industrial Reserve (IR)
8.	Proposed Land Use Designation:	Low-Density Residential
9.	Proposed Zoning Designation:	Residential District (RD-6) Agricultural (AG-80) Industrial Reserve (IR)
10.	Required Approvals from Other Public Agencies:	California Department of Fish and Wildlife Central Valley Regional Water Quality Control Board Sacramento Metropolitan Air Quality Management District United States Army Corps of Engineers

11. Surrounding Land Uses and Setting:

The project site consists of approximately 283 acres located within the City of Rancho Cordova, California. Currently, the project site contains two single-family residences on the southern portion of the site, and the remainder of the site is vacant, primarily composed of non-native grasses and forbs. The City of Rancho Cordova General Plan designates the project site as Grant Line West Planning Area and the site is zoned Agricultural (AG-80) and Industrial Reserve (IR). Surrounding land uses include Camden at Somerset Ranch residential subdivision to the south; vacant agricultural lands under a Williamson Act contact to the east, vacant land approved for the development of the Rio Del Oro residential community to the west and industrial/open space to the north.

12. Project Description Summary:

The proposed project would include developing a 434-unit, single-family residential subdivision including parks, preserve areas, and additional infrastructure to support the community. Of the 283 acres within the project site, 185.3 acres of undeveloped land on the northern parcels would be remain as open space/preserve. The project would include 26.12 acres of public parks and community spaces north of the proposed residences. Additionally, the proposed project would include landscaping, circulation improvements, and utility installation. The project would require approval of a General Plan Amendment to change the land use designation of the site, a General Plan Amendment to remove from the Circulation Element Centennial Drive in the project vicinity, a Rezone, Development Agreement, and a Tentative Subdivision Map.

13. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), project notification letters were distributed to the necessary tribes in the project area. To date, requests to consult have not been received by the City of Rancho Cordova.

B. SOURCES

The following documents are referenced information sources used for the purposes of this Initial Study:

1. California Building Standards Commission. *California Green Building Standards Code*. 2019.
2. California Department of Conservation. *Sacramento County Important Farmland 2016.* July 2017.
3. California Department of Forestry and Fire Protection. *Sacramento County, Fire Hazard Severity Zones in SRA*. November 7, 2007.
4. California Department of Transportation. *California Scenic Highway Mapping System*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed June 2019.
5. City of Rancho Cordova. *City of Rancho Cordova General Plan.* Adopted June 26, 2006.
6. City of Rancho Cordova. *City of Rancho Cordova General Plan Draft Environmental Impact Report, SCH# 2005022137.* March 13, 2006.
7. City of Rancho Cordova. *City of Rancho General Plan Land Use Policy Map*. June 26, 2006.

8. City of Rancho Cordova. *Design Guidelines*. September 6, 2005.
9. City of Rancho Cordova. *Rancho Cordova Police Department*. Available at: http://www.ranchocordovapd.com/about.php. Accessed: July 11, 2019.
10. Department of Toxic Substances Control. *EnviroStor.* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed June 2019.
11. ECORP Consulting Inc. *Arborist Survey Report, The Preserve, Rancho Cordova, California.* October 23, 2018.
12. ECORP Consulting, Inc. *Biological Resources Assessment, The Preserve Development, Rancho Cordova, California.* December 17, 2018.
13. Federal Emergency Management Agency. *Sacramento County Flood Insurance Rate Map.* August 16, 2012.
14. Sacramento Metropolitan Air Quality Management District. *CEQA Guide to Air Quality Assessment* [pg. 7-3]. December, 2007. Available at: http://www.airquality.org/LandUseTransportation/Documents/Ch7Odors%20FINAL6-2016.pdf. Accessed June 24, 2019.
15. Sacramento County Water Agency. *Urban Water Management Plan.* May, 2016.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	✖ **Air Quality**
✖ **Biological Resources**	✖ **Cultural Resources**	✖ **Energy**
✖ **Geology and Soils**	✖ **Greenhouse Gas Emissions**	✖ **Hazards and Hazardous Materials**
✖ **Hydrology and Water Quality**	✖ **Land Use and Planning**	✖ **Mineral Resources**
✖ **Noise**	✖ **Population and Housing**	✖ **Public Services**
☐ **Recreation**	✖ **Transportation**	✖ **Tribal Cultural Resources**
✖ **Utilities and Service Systems**	☐ **Wildfire**	✖ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Darcy Goulart, Principal Planner	City of Rancho Cordova
Printed Name	For

E. BACKGROUND AND INTRODUCTION

This Initial Study (IS) identifies and analyzes the potential environmental impacts of The Preserve Project (proposed project). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

On June 26, 2006, the City of Rancho Cordova adopted a comprehensive update to the City's General Plan[1] and certified an associated Environmental Impact Report (EIR).[2] Per Section 15168 of the CEQA Guidelines, a project that is consistent with the General Plan and zoning designations of the City may tier from the analysis contained in the General Plan EIR, incorporating by reference the general discussions from the broader EIR. The proposed project would not be consistent with General Plan designation and requires a General Plan Amendment to change the land use designation of the site, a General Plan Amendment to remove from the Circulation Element Centennial Drive in the project vicinity, and a Rezone. As a result, the environmental analysis contained in this IS cannot be tiered from the General Plan EIR in accordance with CEQA Guidelines Section 15152, but rather, the analysis herein is primarily based upon project-specific technical studies and information. However, where applicable, supplemental information in this IS has been drawn from the Rancho Cordova General Plan and the Rancho Cordova General Plan EIR, and both documents are incorporated by reference in this IS.

The mitigation measures prescribed for environmental effects described in this IS would be implemented in conjunction with the project, as required by CEQA, and the mitigation measures would be incorporated into the project. In addition, findings and a project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the project.

F. PROJECT DESCRIPTION

The following section provides a comprehensive description of the proposed project in accordance with CEQA Guidelines.

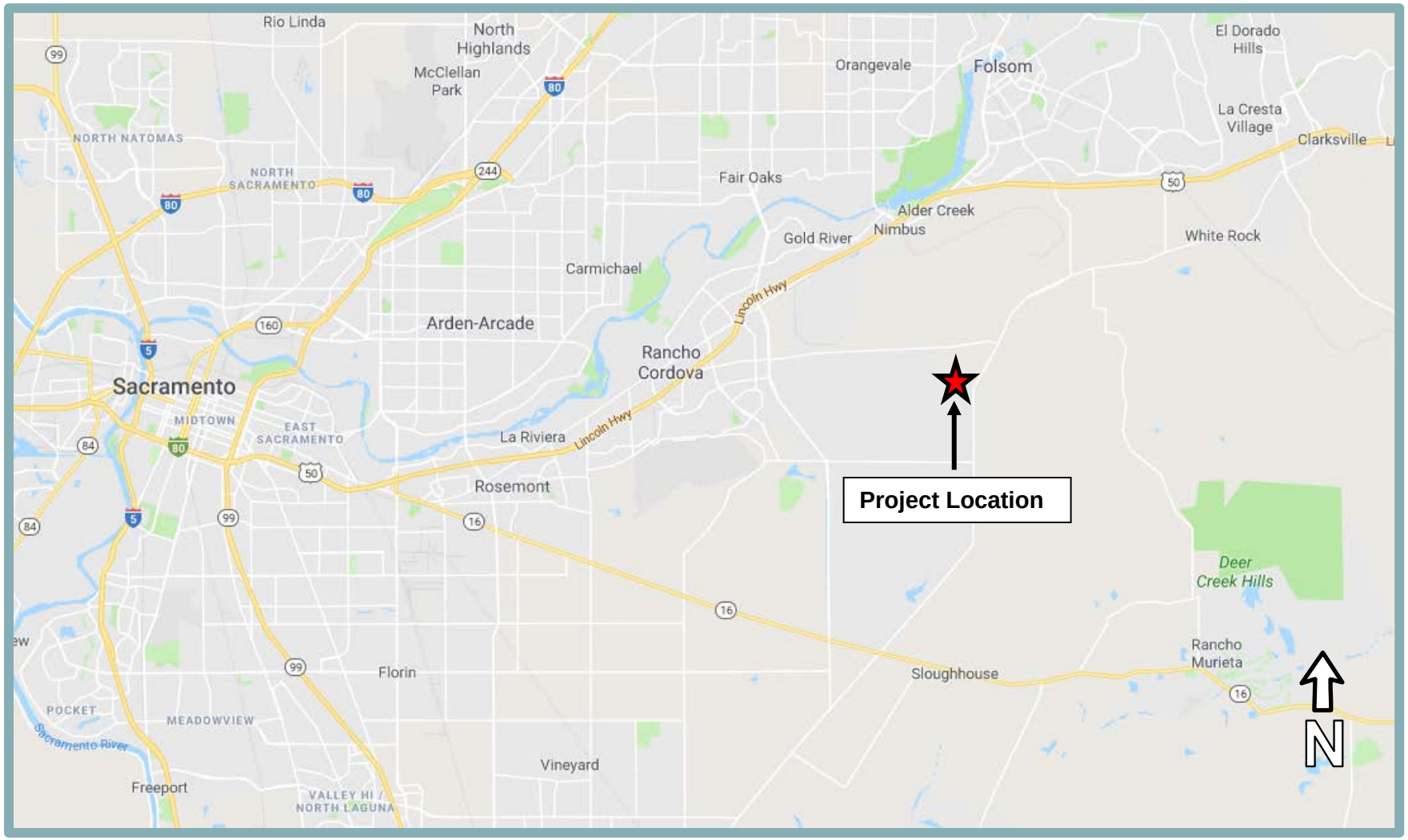
Project Location and Setting

The project site consists of approximately 283 acres located within the City of Rancho Cordova, California (see Figure 1). The site is located northwest of Raymer Way and Grant Line Road, within the Grant Line West Planning Area of the City (see Figure 2). The project site is directly east of the Rio Del Oro Specific Plan and north of the Sunridge Specific Plan. The site is identified by Assessor's Parcel Numbers (APNs) 072-0300-001, -002, -005, -008, and 073-0010-010, and -011.

Currently, the 283-acre project site contains two single-family residences on the southern portion of the site, and the remainder of the site is vacant, primarily composed of non-native grasses. The site is characterized by moderate rolling hills and flatlands interspersed with seasonal drainage corridors and wetlands. Additionally, Morrison Creek runs northeast to southwest through the project site. The site contains at least two wells and septic systems associated with the existing residences.

[1] City of Rancho Cordova. *City of Rancho Cordova General Plan.* Adopted June 26, 2006.
[2] City of Rancho Cordova. *City of Rancho Cordova General Plan Draft Environmental Impact Report, SCH# 2005022137.* March 13, 2006.

Figure 1
Project Location



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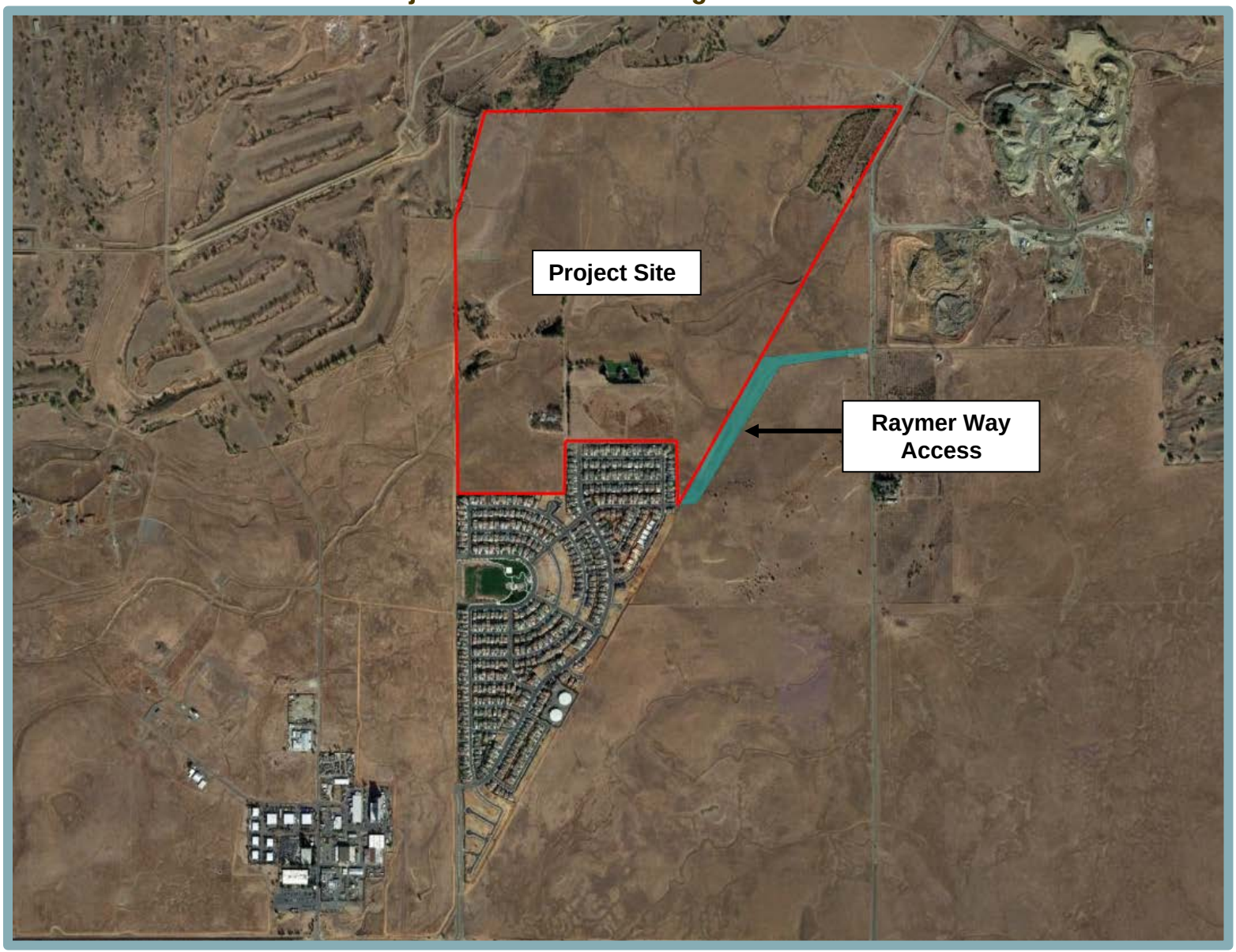


The General plan designates the project site Planning Area. Specifically, the site is located within the Grant Line West Planning Area and is designated Natural Resources and Residential-Mixed Density by the Draft Land Use Concept Map. The site is zoned Agricultural (AG-80) and Industrial Reserve (IR).

The elevation of the site ranges from 210 to 250 feet above mean sea level. The project site is predominantly covered in grassland, primarily composed of non-native annual grasses and forbs, with limited patchy riparian vegetation along Morrison Creek. In addition, the project site contains approximately 7.9 acres of jurisdictional wetlands, including seasonal wetlands and vernal pools. Several ornamental trees are located along the existing entrance road and around the existing residential buildings. In all, an arborist report prepared for the project site documented 249 trees within the site, including coast redwood, eucalyptus, and other trees not native to the region.

Project Components

The proposed project would include subdivision of the project site to develop a total of 434 single-family lots and various associated improvements including, but not limited to, parks, a preserve area, landscaping, circulation improvements, and utility installation. The project would require City approval of the following: General Plan Amendment; Rezone; Development Agreement; and Tentative Subdivision Map. The details of the proposed project, including required approvals, are described in further detail below.

General Plan Amendment/Rezone

Per the City of Rancho Cordova General Plan, the project site is currently designated Planning Area. The Draft Land Use Concept Map for the Grant Line West Planning Area designates the site Natural Resources and Residential-Mixed Density. The proposed project would require a General Plan Amendment to change the site's land use designation in the Grant Line West Planning Area to Low-Density Residential. An additional General Plan Amendment would be required to remove from the Circulation Element Centennial Drive in the project vicinity. In addition, the project would require a rezone to change approximately 70 acres of the AG-80 and approximately 25 acres of the IR zoning designations to Residential District (RD-6), six dwelling units per acre maximum (see Figure 3).

Tentative Subdivision Map

The proposed project would include a Tentative Subdivision Map to subdivide the project site into 434 single-family residential lots (see Figure 4). Lots on the western portion of the project site would generally be a minimum of 4,050 sf (45 feet x 90 feet), with larger lots at the corners of each block. Lots in the central portion of the site would generally be a minimum of 5,775 sf (55 feet x 105 feet) with corner lots and others being larger, and lots in the eastern portion of the site would generally be a minimum of 4,725 sf (45 feet x 105 feet). Overall, the proposed lots would range from a minimum of 4,050 sf to a maximum of 9,416 sf (see Figure 5 and Figure 6). The units would include either an 18- or 20-foot setback from the front of the residence to the street. In addition, the proposed project would establish a 100-foot setback from Morrison Creek.

In addition, subdivision of the site would include 26.12 acres of park area and community spaces, 1.22 acres of green infrastructure, and 185.3 acres of open space/preserve area. Within the community space, the proposed project would also include three hydromodification basins for treatment of wastewater.

Figure 3
Existing and Proposed Zoning

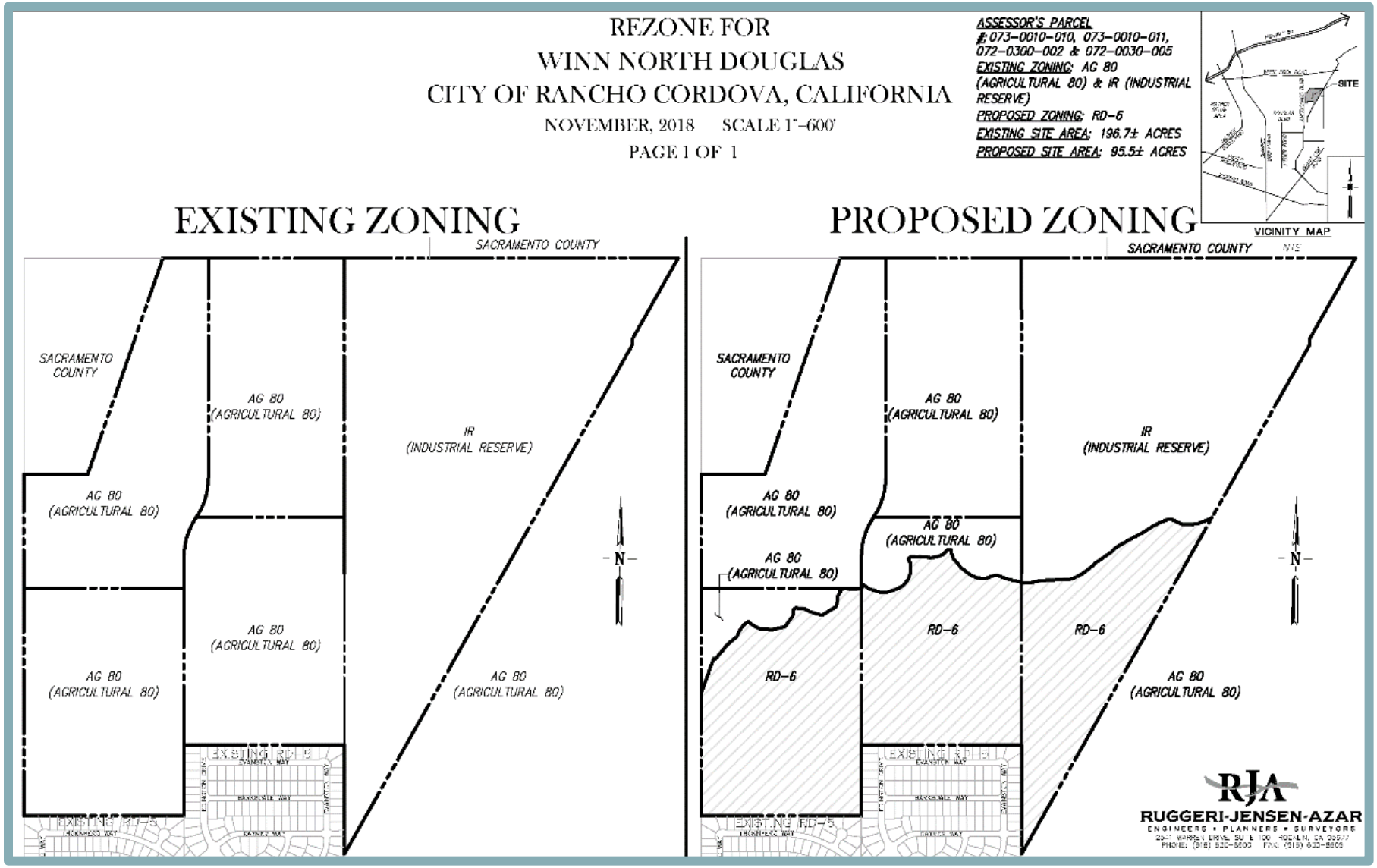
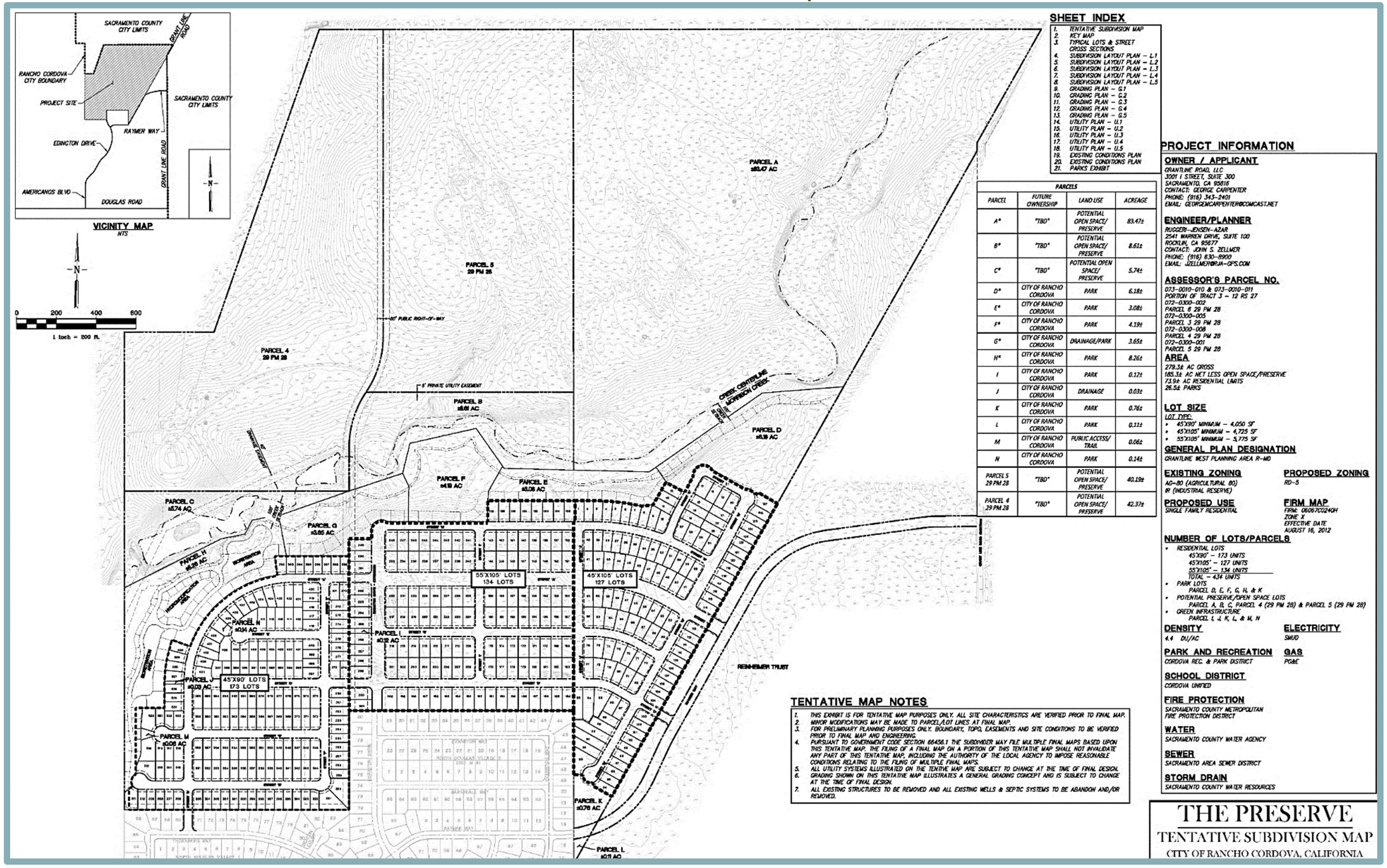


Figure 4
Tentative Subdivision Map



SHEET INDEX

PARCELS

PARCEL	FUTURE OWNERSHIP	LAND USE	ACREAGE
A*	"TBD"	POTENTIAL OPEN SPACE/ PRESERVE	83.47±
B*	"TBD"	POTENTIAL OPEN SPACE/ PRESERVE	8.61±
C*	"TBD"	POTENTIAL OPEN SPACE/ PRESERVE	5.74±
D*	CITY OF RANCHO CORDOVA	PARK	6.18±
E*	CITY OF RANCHO CORDOVA	PARK	3.08±
F*	CITY OF RANCHO CORDOVA	PARK	4.19±
G*	CITY OF RANCHO CORDOVA	DRAINAGE/PARK	3.65±
H*	CITY OF RANCHO CORDOVA	PARK	8.26±
I	CITY OF RANCHO CORDOVA	PARK	0.12±
J	CITY OF RANCHO CORDOVA	DRAINAGE	0.03±
K	CITY OF RANCHO CORDOVA	PARK	0.76±
L	CITY OF RANCHO CORDOVA	PARK	0.11±
M	CITY OF RANCHO CORDOVA	PUBLIC ACCESS/ TRAIL	0.06±
N	CITY OF RANCHO CORDOVA	PARK	0.14±
PARCEL 5 29 PM 28	"TBD"	POTENTIAL OPEN SPACE/ PRESERVE	40.19±
PARCEL 4 29 PM 28	"TBD"	POTENTIAL OPEN SPACE/ PRESERVE	42.37±

TENTATIVE MAP NOTES

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATIONS MAY BE MADE TO PARCEL/LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTHE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS & SEPTIC SYSTEMS TO BE ABANDON AND/OR REMOVED.

PROJECT INFORMATION

OWNER / APPLICANT
GRANTLINE ROAD, LLC
3001 I STREET, SUITE 300
SACRAMENTO, CA 95816
CONTACT: GEORGE CARPENTER
PHONE: (916) 343-2401
EMAIL: GEORGE@CARPENTERCOMCAST.NET

ENGINEER/PLANNER
RUGGERI-JENSEN-AZAR
2541 WARREN DRIVE, SUITE 100
ROCKLIN, CA 95677
CONTACT: JOHN S. ZELLMER
PHONE: (916) 630-8900
EMAIL: JZELLMER@RJA-GPS.COM

ASSESSOR'S PARCEL NO.
073-0010-010 & 073-0010-011
PORTION OF TRACT 3 – 12 RS 27
072-0300-002
PARCEL 6 29 PM 28
072-0300-005
PARCEL 3 29 PM 28
072-0300-008
PARCEL 4 29 PM 28
072-0300-007
PARCEL 5 29 PM 28

AREA
279.3± AC GROSS
185.3± AC NET LESS OPEN SPACE/PRESERVE
73.9± AC RESIDENTIAL UNITS
26.5± PARKS

LOT SIZE
LOT TYPE:
- 45'X90' MINIMUM – 4,050 SF
- 45'X105' MINIMUM – 4,725 SF
- 55'X105' MINIMUM – 5,775 SF

GENERAL PLAN DESIGNATION
GRANTLINE WEST PLANNING AREA R-MD

EXISTING ZONING
AG-80 (AGRICULTURAL 80)
IR (INDUSTRIAL RESERVE)

PROPOSED ZONING
RD-5

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

FIRM MAP
FIRM: 06067C0240H
ZONE: X
EFFECTIVE DATE
AUGUST 16, 2012

NUMBER OF LOTS/PARCELS
- RESIDENTIAL LOTS
  - 45'X90' – 173 UNITS
  - 45'X105' – 127 UNITS
  - 55'X105' – 134 UNITS
  - TOTAL – 434 UNITS
- PARK LOTS
  - PARCEL D, E, F, G, H, & K
- POTENTIAL PRESERVE/OPEN SPACE LOTS
  - PARCEL A, B, C, PARCEL 4 (29 PM 28) & PARCEL 5 (29 PM 28)
- GREEN INFRASTRUCTURE
  - PARCEL I, J, K, L, & M, N

DENSITY
4.4 DU/AC

ELECTRICITY
SMUD

PARK AND RECREATION
CORDOVA REC. & PARK DISTRICT

GAS
PG&E

SCHOOL DISTRICT
CORDOVA UNIFIED

FIRE PROTECTION
SACRAMENTO COUNTY METROPOLITAN FIRE PROTECTION DISTRICT

WATER
SACRAMENTO COUNTY WATER AGENCY

SEWER
SACRAMENTO AREA SEWER DISTRICT

STORM DRAIN
SACRAMENTO COUNTY WATER RESOURCES

THE PRESERVE
TENTATIVE SUBDIVISION MAP
CITY OF RANCHO CORDOVA, CALIFORNIA

Figure 5
Western Site Map Plan

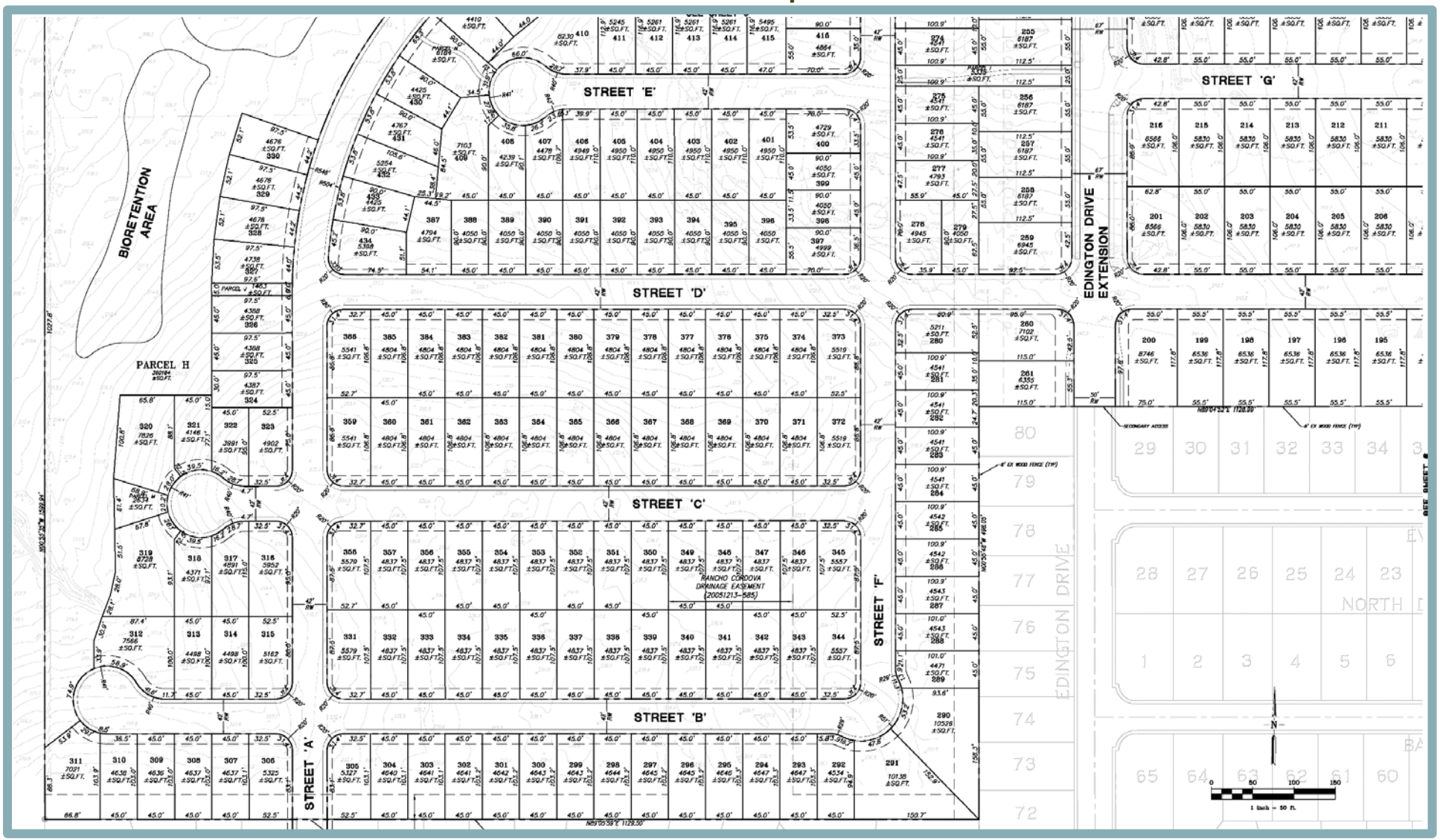
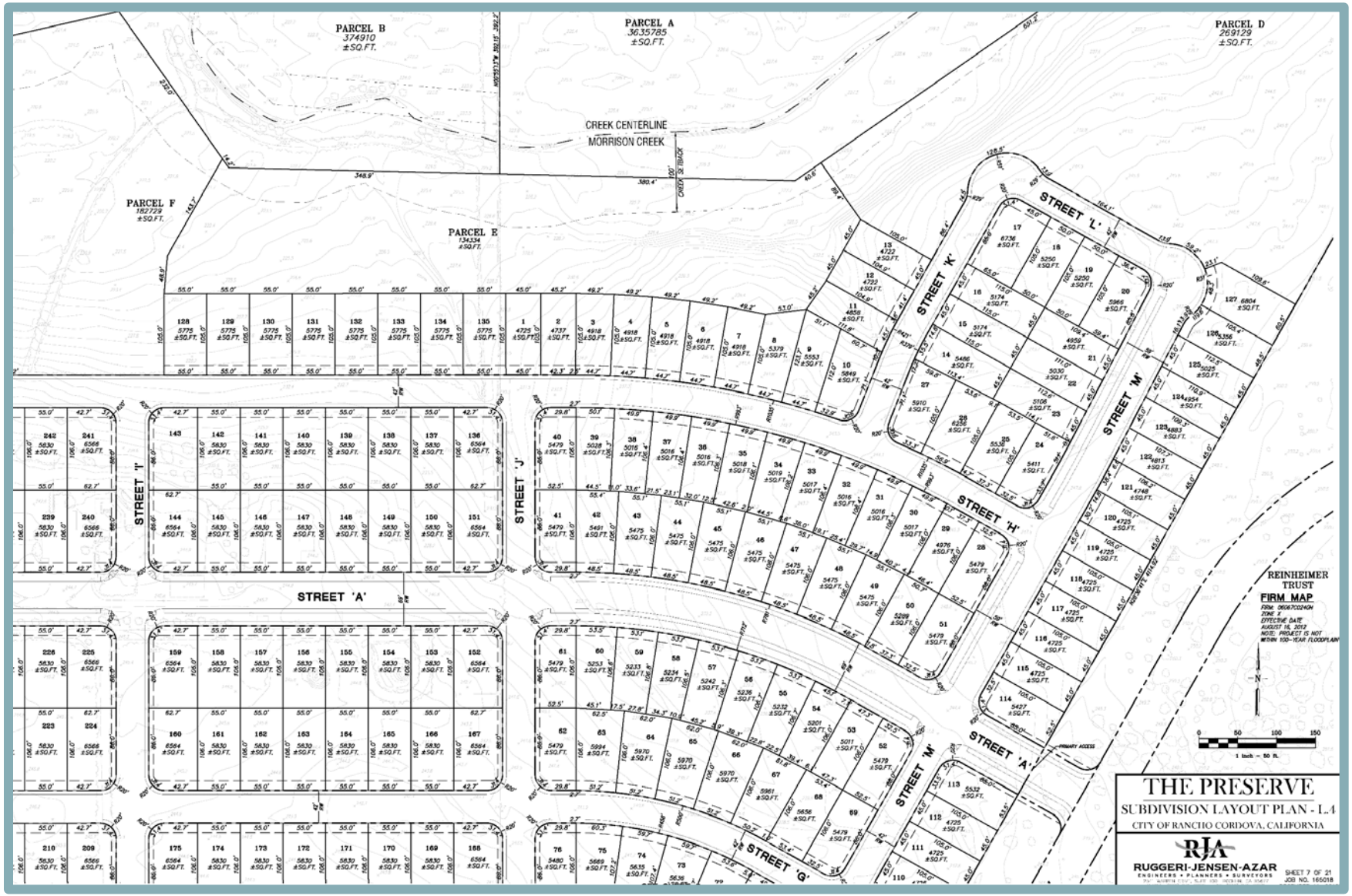


Figure 6
Eastern Site Map Plan



Development Agreement

The proposed project would include a Development Agreement to assure the City that the proposed project would be constructed and developed in compliance with the plans submitted by the applicant. The agreement would also give certainty to various City fees associated with development of the proposed project. Development Agreements increase the certainty in the approval of development projects, thereby preventing the waste of resources, reducing the cost of development, and encouraging investment in comprehensive planning.

Access and Circulation

The proposed project would include two entry points and potential widening of Raymer Way, as well as connection to the existing Camden at Somerset Ranch subdivision by way of an extension of Edington Drive and a new connection to Thornburg Way. The streets would be between 42 and 69-feet wide, which would allow for emergency vehicle access within the minimum 20-foot street width requirement. The internal circulation system would consist of several streets with circulation to all residences within the subdivision. The proposed project would include construction of 10-foot sidewalks and gutters per City standards along the internal streets. Six-foot margins along the sides of each street would allow for street parking. Construction of the two entry points from Raymer Way as well as the new connection with Thornburg Way would require construction activity outside of, but adjacent to, the project site. These roadway improvements would be considered off-site.

Parks, Open Space, and Landscaping

As part of the proposed project, 185.3 acres of undeveloped land on the northern parcels would be retained as open space/preserve (see Figure 7). Morrison Creek would be undisturbed within the open space area. The proposed project would include measures to protect the vegetation and habitats within the 185.3 acres of open space/preserve, including but not limited to, preserve fencing and long-term funding for management of the preserve. Portions of an easement for the future extension of Centennial Drive would be located within the 185.3-acre open space/preserve area. The areas designated for open space would maintain the IR or AG-80 zoning designation and would not require an amendment.

A total of 26.12 acres are planned for two park areas located at the northern end of the development area and community spaces. The parks would be managed by the Cordova Recreation and Park District. The Community Space area would include bioretention and hydromodification areas. Finally, 1.22 acres of the project site would be designated green infrastructure which would include enhanced landscaped areas and trails with connection to the surrounding parks.

Utilities

Potable water service for the project would be provided by the Sacramento County Water Agency. The proposed project would include connection of new eight-inch water mains to an existing 10-inch water main located within Edington Drive. The new water lines would run throughout the streets of the project site and would service all units (see Figure 8).

Sanitary sewer service is provided to the City by the County Sanitation District 1. The County Sanitation District 1 operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys them to the Sacramento Regional County Sanitation District Inceptor system. Wastewater is ultimately delivered to the Sacramento Regional Wastewater Treatment Plant north of Elk Grove.

Figure 7
Parks and Open Space / Preserve Land

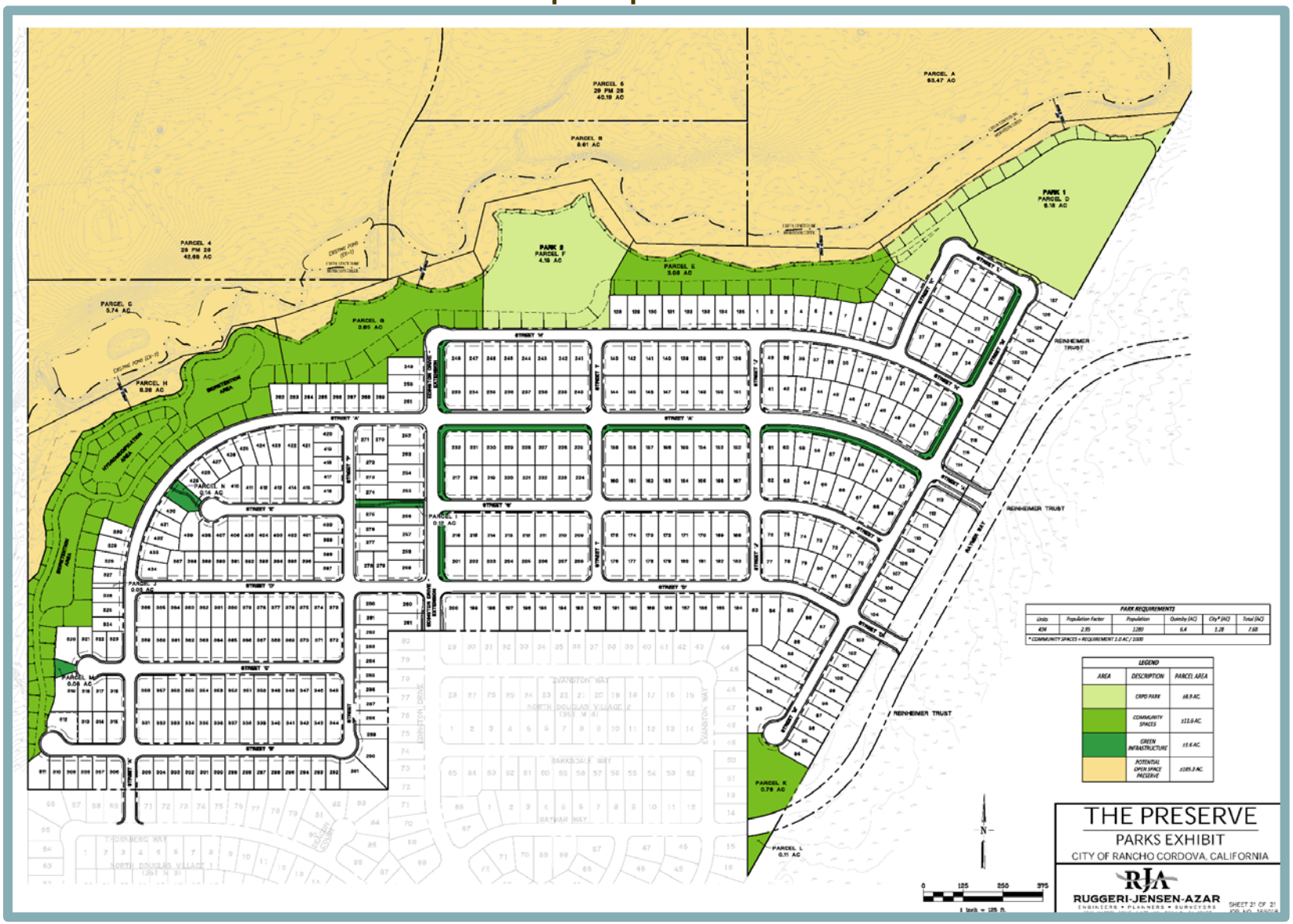
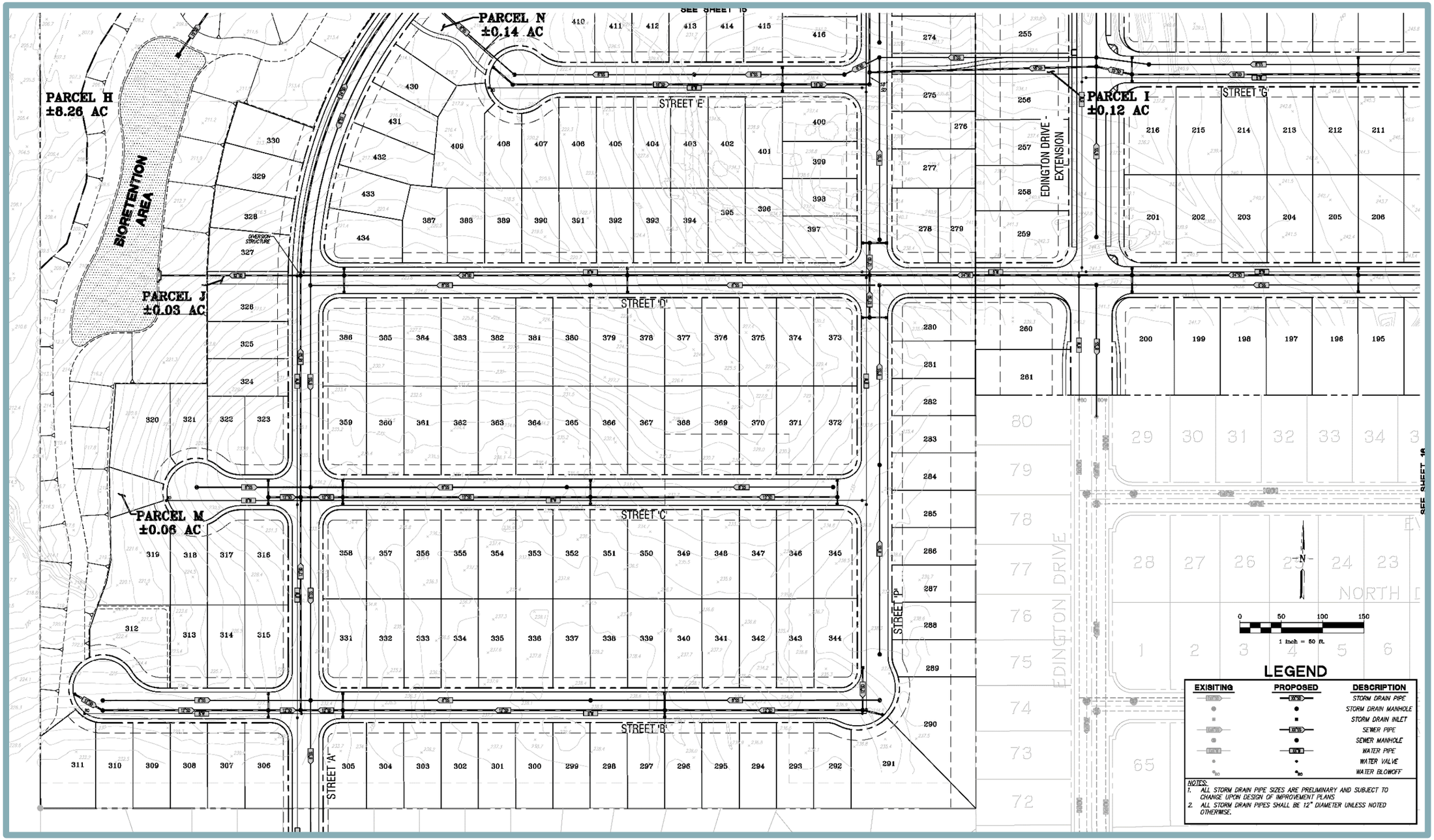


Figure 8
Preliminary Utilities Plan



The proposed project would include installation of eight-inch sanitary sewer pipelines throughout the project site which would divert wastewater to the County Sanitation District. The project would include connection of the eight-inch sanitary sewer lines to existing eight-inch sewer lines within Edington Drive and Thornberg Way.

Stormwater generated by impervious areas within the project site would be directed to a series of new drain inlets, by way of drainage pipes sized between 12 and 30 inches. Runoff from the inlets would then be directed to three bioretention and hydromodification basins along the northwest corner of the project site. Each area would be constructed and sized to properly treat stormwater falling on the project site prior to discharge to the City system.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	✖	☐	☐

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. A scenic vista includes any such areas designated by a federal, state, or local agency. The City of Rancho Cordova's General Plan does not officially designate scenic vistas within the planning area. However, the City of Rancho Cordova General Plan EIR does designate the American River and the Sierra Nevada Mountain range as scenic resources. Additionally, the City lists areas which include views of scenic resources. Examples include Mt. Diablo (Grant Line Road), Pine Hill, Flagstaff Hill, Pyramid Peak, Carson Spur, Jackson Butte, Mt. Vaca, and Goat Mountain/Snow Mountain.[3] In addition, the General Plan EIR designates the American River as an important scenic resource; however, the project site is approximately 5.5 miles away and does not offer scenic views of the river from the site. Therefore, the project would not obstruct this scenic resource. Despite the Sierra Nevada Mountain range being designated as a scenic resource, the General Plan states that the views are scattered, and partially obstructed by distance and existing structures. Public views of the Sierra Nevada Mountain range to the east of the project site may be available from portions of Grant Line Road in proximity to the project site; however, public views of the Sierra Nevada Mountain range are not currently available from the west of the project site. Development of the proposed project would not alter existing views looking east from Grant Line Road (i.e. views looking from Grant Line Road towards the Sierra Nevada). Thus, the proposed project would not substantially affect views of the Sierra Nevada Mountain range or the American River.

The City's General Plan notes that scenic views of Mount Diablo are available from portions of Grant Line Road. However, the areas proposed for residential development are located approximately 1,000 feet from Grant Line Road. Separation of the proposed residences from Grant Line Road would diminish the perceived height of the proposed structures, allowing for views over proposed residences. In addition, the proposed

[3] City of Ranch Cordova. *Rancho Cordova General Plan – III Urban Design Element* [pg. 8]. June 2006.

residential structures would be subject to the design requirements within the City of Rancho Cordova's Municipal Code, including the maximum building height restrictions. Adherence to the zoning code maximum height restrictions would ensure that development of the proposed project would not include construction of excessively tall structures that could substantially interfere with distant views of scenic resources. Considering the lack of significant or designated public views of the American River or the Sierra Nevada foothills across the project site, the setback of proposed structures from Grant Line Road, and the existing maximum height requirements, the proposed project would not result in a substantial adverse effect on a scenic vista.

According to the California Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State Scenic Highway.[4] The nearest designated State Scenic Highways are State Route (SR) 50 and SR 160; however, the project is located approximately 3.75 miles away from SR 50 and 12 miles away from SR 160. Because the project site is not visible from either highway, the project would not have an adverse-effect on the foregoing scenic highways.

The proposed project is not located within the vicinity of a designated scenic vista or state scenic highway. Therefore, development of the proposed project would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. Thus, a ***less-than-significant*** impact would occur.

c. Views of the project site currently consist of rural agricultural landscapes, dominated by weedy ruderal vegetation where agricultural operations have ceased, and two on-site structures. The site is bordered by the Camden at Somerset Ranch residential subdivision to the south and Grant Line Road is located to the east of the site. The proposed project would result in a portion of the project being developed with a single-family residential subdivision.

Although a portion of the land within the project site would be converted to residential uses, the area to the north of the proposed residential development would remain as undeveloped open/agricultural space. Because the northern portion of the project site would remain undeveloped, public views of the site from Grant Line Road, of the northern portion of the site, would remain unchanged.

The proposed residential structures would be adjacent to the existing residential development to the south of the project site, and would be visually consistent with the existing subdivision. Therefore, although the proposed project would result in a change in the visual character of the southern portion of the project site, such a change would be consistent with the existing development to the south of the project site. The proposed development would be subject to all relevant standards within the Rancho Cordova Municipal Code and the City's *Design Guidelines*.[5] The City's *Design Guidelines* provide a framework to evaluate new development projects and ensure that development within the City meet the City's aesthetic and design standards and vision. In addition, the *Design Guidelines* include a checklist that should be used in the design of projects to ensure that all proposed residential developments meet the City's design standards.

[4] California Department of Transportation. *California Scenic Highway Mapping System*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed June 2019.

[5] City of Rancho Cordova. *Design Guidelines*. September 6, 2005.

Considering the above, implementation of the proposed project would include retention of the northern portion of the site as undeveloped agricultural/grassland areas, while the southern portion of the site would be developed in a manner consistent with existing development adjacent to the site, and in compliance with all relevant guidelines related to project design. Therefore, the proposed project would not result in a degradation of the existing visual character of the site or quality of the public views of the site and its surroundings, resulting in a ***less-than-significant*** impact.

d. The project site is located in a rural agricultural area. As such, relatively few sources of light and glare occur in the project vicinity. Existing sources of light and glare are primarily limited to headlights from vehicles travelling on Grant Line Road and Raymer Way. Sources of light and glare are also produced by the Camden at Somerset Ranch residential subdivision to the south of the project site and the two existing on-site residences. Implementation of the proposed project would develop the site with 434 residential buildings, and, thus, would introduce new sources of light and glare where little currently exists.

Development of the project would add new sources of light and glare to the site in the form of street lights, homes, windows, and increased vehicle traffic. Per Section 23.725.060 of the Ranch Cordova Municipal Code, the project would be subject to compliance with the applicable sections of the lighting code, including, but not limited to, shielding of fixtures to limit light pollution and the restriction of direct lighting from crossing property lines.

Given that the exact location and type of lighting fixtures required on-site is not currently known, the potential exists for the project to create a new source of substantial light or glare which could adversely affecting nighttime views in the area and potentially violating Section 23.725.060 of the Ranch Cordova Municipal Code. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

I-1 *Prior to the approval of Improvement Plans and issuance of Building Permits for any development on the project site, the project applicant shall submit a lighting plan for the project to the City of Rancho Cordova Planning Division for review and approval. The lighting plan shall include, but not necessarily be limited to, the following provisions:*

- *Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;*
- *Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;*
- *For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash;*
- *Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, colored paint and roofing materials), shielded or screened lighting, and appropriate signage*

to prevent light and glare from adversely affecting motorists on nearby roadways; and

- *The proposed location, mounting height, and aiming point of all outdoor lighting used during project operations and/or construction.*

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✖	☐
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✖	☐

Discussion

a,e. The project site is currently zoned AG-80 and IR, and the parcel contains two-single family residences with vacant land containing non-native grasses throughout the site. Per the Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the project site is currently classified as Grazing Land, Farmland of Local Importance, and Unique Farmland.[6] Grazing Land is defined as land where existing vegetation is suited for the grazing of livestock. Farmland of Local Importance is land that is currently irrigated for crops or pasture or non-irrigated crops. Grazing Land and Farmland of Local Importance do not qualify as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the project site is not currently used for grazing purposes or for crops or pasture.

A small area in the northeast portion of the project site is designated Unique Farmland. However, the portion of the site designated Unique Farmland is located within the 185.3-acre open space/ preserve area, which would be retained and would not be developed as part of the proposed project. It should be noted that the 185.3-acre open space/preserve area includes portions of an easement for the future extension of Centennial Drive; however, development within this easement is not proposed as part of the proposed project. Further, the easement area is not located within the portion of the site designated as Unique Farmland. The 185.3-acre area would maintain the AG-80 and IR zoning designations. Under the existing AG-80 zoning, agriculture activities could occur. The portions of nature preserve and bio-retention areas at the northern portion of the proposed residential area would provide a buffer between the proposed residential uses and the potential future agricultural activities within the AG-80 zone and the area designated as

[6] California Department of Conservation. *Sacramento County Important Farmland 2016*. July 2017.

Unique Farmland . As such, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use or involve any other changes in the existing environment which could result in conversion of Farmland to non-agricultural use. Therefore, a ***less-than-significant*** impact would occur.

b. The proposed project includes a request for a rezone of a portion of the site from the existing AG-80 and IR designation to RD-6. The remaining 185.3-acres of the site would continue to hold the existing AG-80 and IR zoning designations. The project site is not currently being used for agricultural purposes, and, thus, the project would not result in development of land being used for agriculture. Furthermore, the City has already considered impacts associated with development of the site with non-agricultural uses as part of the General Plan EIR analysis. The proposed project would not result in any impacts in excess of what has already been considered by the City. Given the City's General Plan EIR has already anticipated impacts related to conversion of agricultural land,, and the project site is not under a Williamson Act contract, a ***less-than-significant*** impact would occur.

c,d. The project area is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✖	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	✖	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	✖	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. Rancho Cordova is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO_X), and lead. At the federal level, Sacramento County is designated as severe nonattainment for the 8-hour ozone AAQS, nonattainment for the 24-hour $PM_{2.5}$ AAQS, and attainment or unclassified for all other criteria pollutant AAQS. At the State level, the area is designated as a serious nonattainment area for the 1-hour ozone AAQS, nonattainment for the 8-hour ozone AAQS, nonattainment for the PM_{10} and $PM_{2.5}$ AAQS, and attainment or unclassified for all other State AAQS.

Due to the nonattainment designations, SMAQMD, along with the other air districts in the SVAB region, is required to develop plans to attain the federal and State AAQS for ozone and particulate matter. The attainment plans currently in effect for the SVAB are the 2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Ozone Attainment Plan), $PM_{2.5}$ Implementation/Maintenance Plan and Re-designation Request for Sacramento $PM_{2.5}$ Nonattainment Area ($PM_{2.5}$ Implementation/Maintenance Plan), and the 1991 Air Quality Attainment Plan (AQAP), including triennial reports. The air quality plans include emissions inventories to measure the sources of air pollutants, to evaluate how well different control measures have worked, and show how air pollution would be reduced. In addition, the plans include the estimated future levels of pollution to ensure that the area would meet air quality goals.

General conformity requirements of the State Implementation Plan (SIP) include whether a project would cause or contribute to new violations of any federal AAQS, increase the frequency or severity of an existing violation of any federal AAQS, or delay timely attainment of any federal AAQS. In addition, a project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the emissions inventories contained in the air quality plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on General Plans and zoning designations for the region.

Due to the nonattainment designations of the area, SMAQMD has developed plans to attain the State and federal standards for ozone and particulate matter. The plans include the 2013 Ozone Attainment Plan, the $PM_{2.5}$ Implementation/Maintenance Plan, and the 2012 Triennial Assessment and Plan Update. Adopted SMAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. Thus, by exceeding the SMAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the SMAQMD's air quality planning efforts.

During construction of the proposed project heavy-duty equipment would operate on the project site. Exhaust emissions would be generated by construction equipment, as well as equipment used for vegetation clearing and earth movement activities. Additional criteria pollutant emissions would be generated from workers and residents commuting to and from the project site. In addition, operational emissions associated with the proposed development would primarily consist of an increase in vehicle trips. Increased vehicle trips in the City of Rancho Cordova would generate increased amounts of NO_X, ROG, and PM_{10}. Therefore, the aforementioned activities could result in increased emissions in the project vicinity above thresholds established by the SMAQMD.

Construction and operational emissions associated with the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. The increase in emissions as a result of the project would require further study to determine the significance of related impacts. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants. Based on the above, the proposed project could result in a ***potentially significant*** impact with regard to air quality.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of The Preserve Project EIR.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the residential development located south of the project site.

The major pollutants of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions. Implementation of the proposed project would involve operation of heavy-duty construction equipment on the project site throughout the duration of the construction activities. Furthermore, project operations may include sources of TACs or contribute substantially to localized CO emissions. Given that construction and

operation of the proposed project could result in localized CO and TAC emissions, further analysis of such emission sources is required.

Because the proposed project could involve pollutant emissions associated with construction and operations of the proposed project, the project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be ***potentially significant***.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of The Preserve Project EIR.

d. Emissions such as those leading to odors have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants and emissions of dust have been discussed in section "a" through "c" above and will be further addressed in the Air Quality and Greenhouse Gas Emissions chapter of the Preserve Project EIR. Therefore, the following discussion focuses on emissions of odors.

According to the SMAQMD, common types of facilities that are known to produce odors include, but are not limited to, wastewater treatment facilities, chemical or fiberglass manufacturing, landfills, composting facilities, food processing facilities, refineries, dairies, and rendering plants.[7] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. Residential land uses, such as the proposed project, are not typically associated with creation of substantial objectionable odors. As a result, the proposed project operations would not create any objectionable odors that would affect a substantial number of people.

In addition, SMAQMD regulates objectionable odors through Rule 402 (Nuisance), which prohibits any person or source from emitting air contaminants that cause detriment, nuisance, or annoyance to a considerable number of persons or the public. Rule 402 is enforced based on complaints. If complaints are received, the SMAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are submitted after the proposed project is approved, the SMAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

For the aforementioned reasons, implementation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

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[7] Sacramento Metropolitan Air Quality Management District. *CEQA Guide to Air Quality Assessment* [pg. 7-3]. December, 2007. Available at: http://www.airquality.org/LandUseTransportation/Documents/Ch7Odors%20FINAL6-2016.pdf. Accessed June 24, 2019.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	✖	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	✖	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✖	☐	☐	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	✖	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✖	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	✖	☐	☐	☐

Discussion

a. A search of special-status species in the area was conducted for the Buffalo Creek 7.5-minute quadrangle through the California Natural Diversity Database (CNDDB) for the project area.[8] According to the CNDDB, various species of special-status plants and animals occur within the vicinity of the project site. Special-status plants with the potential to occur at the project site include legenere, slender Orcutt grass, Sacramento Orcutt grass, and Sanford's arrowhead. In addition, the potential exists for the following special-status wildlife species to occur on-site: conservancy fairy shrimp, mid-valley fairy shrimp, ricksecker's water scavenger beetle, vernal pool tadpole shrimp, western spadefoot, American badger, burrowing owl, ferruginous hawk, golden eagle, grasshopper sparrow, loggerhead shrike, merlin, northern harrier, western pond turtle, white-tailed kite, Swainson's hawk, tricolored blackbird, special-status bats, and other migratory birds and nesting raptors protected by the Migratory Bird Treaty Act. Therefore, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish & Wildlife Service. Thus, a ***potentially significant*** impact could occur.

[8] California Natural Diversity Database. *Buffalo Creek, California*. 2018

Further analysis of the above impact will be included in the Biological Resources chapter of The Preserve Project EIR.

b,c. A Wetland Delineation prepared for the project site in accordance with the Army Corps of Engineers Wetland Delineation Manual noted that the project site contains potential wetlands and waters of the U.S., including vernal pools, wetland swales, and streams/creeks. The various on-site wetlands are seasonal; however, the wetlands may serve as potential habitats for various species found on the project site. Although a portion of the project site would remain open space, the potential exists that development of the proposed residences would disturb the wetlands and vernal pools located on-site. Furthermore, while the project would include a 100-foot setback from Morrison Creek, the potential to disrupt wildlife in the area still exists. Therefore, the project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and could have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Biological Resources chapter of The Preserve Project EIR.

d. Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or by areas of human disturbance or urban development. Topography and other natural factors in combination with urbanization can fragment or separate large open-space areas. The fragmentation of natural habitat can create isolated “islands” of vegetation and habitat that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity.

The proposed project site contains Morrison Creek which is located within the northern portion of the site and various riparian habitats are present throughout project site. The riparian vegetation could represent a wildlife movement corridor which could be disturbed with implementation of the project. Moreover, the use of the project site as a wildlife nursery site, although unlikely, is currently unknown. Due to the potential presence of the wildlife movement corridors the project could interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Biological Resources chapter of The Preserve Project EIR.

e. The project site contains a total of 249 trees greater than six inches in diameter at standard height (dsh) for trees measured at 4.5-feet above natural grade. All of the trees on the project site are nonnative to the region. Of the 249 total trees on the project site, 146 trees are 12-inches or more in dsh and meet the definition of a Protected Tree per the City of Rancho Cordova’s Municipal Code (Chapter 19.12). With implementation of the proposed project, a portion of the existing trees would require removal to accommodate the proposed development. Removal of a substantial number of trees, including protected trees could result in a ***potentially significant*** impact related to conflicting with local

policies or ordinances protecting biological resources, including local tree preservation policies.

Further analysis of the above impact will be included in the Biological Resources chapter of The Preserve Project EIR.

f. The South Sacramento Habitat Conservation Plan (SSHCP) was recently adopted in February of 2018, by the cities of Rancho Cordova and Galt; Sacramento County; the Sacramento County Water Agency; the Sacramento County Regional Sanitation District; and the Capital Southeast Connector Joint Powers Authority. The project site is located within the boundaries of the SSHCP and is subject to the SSHCP requirements. The proposed project would be subject to compliance monitoring to track the status of the SSHCP implementation and provide protection and mitigation for covered species. As such, the potential exists for the proposed project to conflict with applicable standards within the SSHCP, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Biological Resources chapter of The Preserve Project EIR.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	✖	☐	☐	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	✖	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	✖	☐	☐	☐

Discussion

a,b,c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. According to the City's General Plan EIR, the Rancho Cordova Planning Area contains twenty-three historic resources, eight prehistoric sites, and one prehistoric/historic site.[9] The project site has not been formally evaluated for the presence/absence of historic or archaeological resources, nor has the site been evaluated for the presence/absence of human remains. Consequently, the presence or absence of such resources at the project site is currently unknown, and the possibility exists that such resources could occur on-site.

Considering that unknown historical/archaeological resources, including human remains, have the potential to exist on-site, ground-disturbing activity related to the proposed construction activities could encounter such resources. Therefore, the project could cause a substantial adverse change in the significance of historical or archaeological resources, including human remains, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Resources chapter of The Preserve Project EIR.

[9] City of Ranch Cordova. *City of Rancho Cordova General Plan Draft Environmental Impact Report*. [Page 4.11-3] March 13, 2006.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	✖	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	✖	☐	☐	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code (CBSC), with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations is provided below.

The 2019 CBSC, otherwise known as the CAL Green Code (CCR Title 24, Part 11), which will become effective on January 1, 2020.[10] The purpose of the CAL Green Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CBSC standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. Construction of the proposed project would involve an increase in energy demand and consumption. Construction related work would require the use of oil in the form of gasoline or diesel fuel or construction trips. Hauling and materials truck delivery and operation of off-road construction equipment would be required in the development of the project.

The project is anticipated to receive electricity from SMUD and natural gas from PG&E. Energy use associated with operation of the proposed project would be typical of residential uses requiring electricity and natural gas for interior and exterior building lighting, heating, ventilation, and air condition (HVAC), electronic equipment, machinery, appliances, security systems, and more.

Based on the increased use of energy during project construction and operations, the project could result in a significant impact due to wasteful or inefficient energy as well as conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of The Preserve Project EIR.

[10] California Building Standards Commission. *California Green Building Standards Code*. 2019.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	✖
ii. Strong seismic ground shaking?	✖	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	✖	☐	☐	☐
iv. Landslides?	✖	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	✖	☐	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✖	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	✖	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✖	☐	☐	☐

Discussion

ai. According to the City's General Plan EIR, the closest fault zone to the project site is the Bear Mountain fault zone. The Bear Mountain fault zone is the primary fault concern in Sacramento County; however, the fault zone is located approximately 24 miles northeast of Rancho Cordova's Planning Area. Given that known surface expressions of fault traces do not exist within the City's Planning Area, including the site, fault rupture hazard is not a significant geologic hazard at the site. In addition, Alquist-Priolo Earthquake Fault Zones are not known to exist near the project site. Therefore, ***no impact*** would occur related to substantial adverse effects, including risk, injury, or death, associated with the rupture of a known fault zone.

aii. Ground shaking is the motion that occurs as energy is released during fault related activity and occurs as a result of seismic activity. According to the General Plan EIR, the greatest geologic potential for injury or property damage in the Planning Area is the result of ground shaking from a nearby earthquake. The Planning Area is located within Seismic Zone 3,

which is a characteristic of the intensity of an earthquake in a given area. Seismic Zone 3 is considered an area of relatively low ground shaking potential. The California Building Code requirements would mitigate the shaking effects of nearby seismic activity. Structures built in compliance with the California Building Code should be able to resist moderate earthquakes although some nonstructural damage may occur, and resist major earthquakes without collapse; however, some structural and nonstructural damage is common.

The project would be built in compliance with the California Building Code requirements. Although the project would adhere to the California Building Code requirements, the proposed project could expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving seismic ground shaking and a ***potentially significant*** impact would occur.

Further analysis of the above impact will be included in the Geology and Soils/Mineral Resources chapter of The Preserve Project EIR.

aiii, aiv,

c. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Liquefaction

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. As noted in the General Plan EIR, the depth to the groundwater table and aquifer system is generally greater than 50 feet. While it is not likely that unstable soil is located at the project site, further investigation is necessary to determine the presence/absence of liquefiable soils at the project site.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Although on-site slopes are relatively minor, the potential for landslides to occur at or affect the site is currently unknown. Therefore, further investigation is necessary to ensure the proposed project would not result in adverse effects.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Because the potential for liquefaction to occur at the site is unknown, the potential for lateral spreading to occur is unknown. Further analysis of the geologic conditions is required to avoid adverse effects.

Subsidence/Settlement

Loose unsaturated sandy soils can settle during strong seismic shaking. The potential for subsidence/settlement at the site is currently unknown, thus, further study is required to ensure that the proposed project would not result in substantial adverse effects related to subsidence or settlement of on-site soils.

Conclusion

Based on the above discussion, further analysis of on-site soil conditions is necessary to ensure that the proposed project would not result in adverse effects related to liquefaction, landslides, lateral spreading, or subsidence/settlement. Thus, a ***potentially significant*** impact could occur related to directly or indirectly causing substantial adverse effects, including the risk of loss, injury, or death, involving liquefaction, due to the sites location on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Further analysis of the above impact will be included in the Geology and Soils/Mineral Resources chapter of The Preserve Project EIR.

b. Issues related to erosion and degradation of water quality during construction are further discussed in Section X, Hydrology and Water Quality, of this IS, under question 'a'. During grading activities associated with development of the proposed project, soil may be temporarily exposed. Thus, the potential exists for wind and water to erode portions of the soil on-site, resulting in the loss of topsoil. Impacts related to substantial soil erosion or the loss of topsoil during construction of the proposed project could be ***potentially significant***.

Further analysis of the above impact will be included in the Hydrology and Water Quality (Drainage) chapter of The Preserve Project EIR.

d. Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil. The proposed project would include construction of foundations or development of residential structures that could be subject to potential risks related to expansive soils. Further study of the geologic conditions would be necessary. Therefore, the proposed project would result in a ***potentially significant*** impact related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, thereby creating substantial direct or indirect risks to life or property.

Further analysis of the above impact will be included in the Geology and Soils/Mineral Resources chapter of The Preserve Project EIR.

e. The proposed project would include connection to the County Sanitation District 1 system. Therefore, because the proposed project would use a sewer system, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. The potential for paleontological resources/unique geologic features to exist at the site is unknown. Should previously unknown paleontological resources exist within the project

site, ground-disturbing activity such as grading and excavating associated with development of the proposed project would have the potential to disturb or destroy such resources. Therefore, the proposed project could result in the direct or indirect destruction of a unique paleontological resource, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Geology and Soils/Mineral Resources chapter of The Preserve Project EIR.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✖	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	✖	☐	☐	☐

Discussion

a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to the project would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, and electricity use. As such, the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered ***potentially significant***.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of The Preserve Project EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✖	☐	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	✖	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a,b. A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. While the proposed project would not be used for industrial purposes, previous uses of the project site may have involved past uses of hazardous materials. Given that the project site is designated for agricultural production uses, the potential exists for on-site soils to be contaminated with herbicides and/or pesticides from past agricultural activities on-site. If present in sufficient concentrations, such chemicals could pose a risk to workers involved in earth-moving activities at the project site.

In addition, the project site contains two single-family residences on the property which may require removal as part of the proposed project. For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation must be designated as “presumed asbestos containing material.” Asbestos is the name for a group of natural occurring silicate materials that are considered “fibrous” and can cause serious illness if inhaled. In addition, lead-based paint is common in structures built prior to 1978. Lead is considered a highly toxic material and caution should be used when removing similar structures. Because the age of the structures on-site is

unknown, the presence or absence of asbestos and lead-based paint cannot be determined at this time.

The project site currently contains septic systems to support the existing residences. The proposed project would include connection to the County Sanitation District 1 system; thus, abandonment of the existing septic systems would be necessary. If not properly abandoned, the on-site septic systems could pose a hazard to construction workers or future residents. Thus, further analysis is needed to determine the potential impacts of the previous septic systems.

Given that the previous uses of the site and current conditions of the on-site structures are unknown, and the need to properly abandon the existing septic system, a ***potentially significant*** impact could occur involving the release of hazardous materials into the public environment.

Further analysis of the above impact will be included in the Hazards and Hazardous Materials chapter of The Preserve Project EIR.

c. The nearest schools relative to the project site are Sunrise Elementary School, located approximately 2.3 miles west of the site, and Robert J. McGarvey Elementary School, located approximately 2.5 miles southwest of the site. Therefore, schools are not located within a quarter mile of the site and the proposed project would result in ***no impact*** related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. A list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 was accessed through the Envirostor database.[11] Based on Envirostor data, the project site has not been listed as a past or present hazardous materials site. The nearest hazardous materials site is a McDonnell Douglas test site which is located approximately 0.80-mile from the project site. Therefore, the project would have a ***less-than-significant*** impact with respect to the location of the project on a hazardous materials site or creating a significant hazard to the public.

e. The proposed project is not located within an airport land use plan. The closest airport to the project site is Mather Airport, located approximately five miles to the west of the project site. Therefore, the proposed project site is not located within two miles of any public airports and does not fall within an airport land use plan area and ***no impact*** would result related to a safety hazard for people living or working in the area.

f. Sufficient emergency access is determined by a number of factors including site circulation and access points. The project would include two off-site entry points and improvements to Raymer Way, as well as an extension to the existing Camden at Somerset Ranch Subdivision by way of an extension of Edington Drive and a new connection to Thornburg Way. The streets would be between 42 and 69-feet wide which would provide adequate emergency vehicle access meeting a minimum 20-feet street width requirement. The proposed project would not include substantial modifications to the existing roadway system in the project area. The proposed project would not include any changes to the surrounding roadway networks that would impair circulation. Therefore, the proposed

[11] Department of Toxic Substances Control. *Envirostor Database Map*. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True. Accessed July 12, 2019.

project would not impair or physically interfere with any emergency evacuation or response plan, and a ***less-than-significant*** impact would occur.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS. As noted therein, the project site is not located within a Very High or High Fire Hazard Severity Zone (FHSZ).[12] In addition, the site is bordered by an existing residential development to the south which limits the risk of wildland fire to the project site. The area located east of the project site, across Grant Line Road, is designated as a moderate fire hazard zone; the project site is separated from the moderate fire hazard zone by Grant Line Road, and fire protection services are provided to the site by the Sacramento Metropolitan Fire District. Therefore, the nearby moderate fire hazard zone is not considered to pose a substantial hazard to the proposed residences.

The proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a ***less-than-significant*** impact would occur.

[12] California Department of Forestry and Fire Protection. *Sacramento County, Fire Hazard Severity Zones in SRA*. November 7, 2007.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	✖	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	✖	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	✖	☐	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	✖	☐	☐	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	✖	☐	☐	☐
iv. Impede or redirect flood flows?	✖	☐	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	✖	☐	☐	☐

Discussion

a. During the early stages of construction, topsoil would be exposed due to grading and leveling of the site. Therefore, after grading and leveling and prior to overlaying the ground with imperious surfaces, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which would adversely affect water quality. In addition, the proposed project would result in the generation of increased urban runoff from the creation of substantial impervious areas, which could contribute urban runoff constituents to downstream surface waters. The proposed project would be subject to regulation by the Central Valley Regional Water Quality Control Board (CVRWQCB) to prevent degradation of water quality.

Based on the above, the proposed project could result in the violation of water quality standards and degradation of water quality, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Hydrology and Water Quality (Drainage) chapter of The Preserve Project EIR.

b,e. According to the Sacramento County Water Agency's Urban Water Management Plan (UWMP), the Sacramento Central Groundwater Authority (SCGA) adopted a Groundwater Management Plan in 2006.[13] The SCGA was formed to maintain the long-term sustainable yield of the Sacramento Valley Groundwater Basin groundwater supply. Implementation of the proposed project could potentially deplete groundwater supply from this basin. In addition, the proposed project would require a National Pollutant Discharge Elimination System (NPDES) permit and a Storm Water Control Plan (SWCP) as the project would create over 10,000 sf of impervious surfaces. Thus, the proposed project could result in a ***potentially significant*** impact related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project could impede a sustainable groundwater management plan of the basin.

Further analysis of the above impact will be included in the Hydrology and Water Quality (Drainage) chapter of The Preserve Project EIR.

ci-civ. Stormwater runoff from impervious surfaces on the site would be directed toward the proposed bioretention and hydromodification areas in the northwest of corner of the parcel. Water from the bioretention basins would drain into the hydromodification basin through a 12-inch storm drain. An outlet structure would be connected to the hydromodification basin which would then direct the water to an existing pond off site.

Given the substantial drainage modifications that would occur with the proposed project, further study is required to ensure that such modifications would not result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would provide substantial additional sources of polluted runoff. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Hydrology and Water Quality (Drainage) chapter of The Preserve Project EIR.

d. The project site is not located near the ocean and, thus, would not be subject to tsunami hazards. The site is not located within the vicinity of a large closed body of water such as a lake or reservoir that could be subject to risks from seiches. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the project site is not located within a Special Flood Hazard Area subject to a 100-year flooding.[14] Therefore, the proposed project would result in ***no impact*** related to impeding or redirecting flood flows, or pose a risk related to the release of pollutants due to project inundation due to flooding.

[13] Sacramento County Water Agency. *Urban Water Management Plan.* May, 2016.
[14] Federal Emergency Management Agency. *Sacramento County Flood Insurance Rate Map.* August 16, 2012.

XI. LAND USE AND PLANNING. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	✖	☐
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	✖	☐	☐	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, two existing single-family homes are located on the project site. Given that the existing single-family residences do not belong to an established community and would be demolished as part of the proposed project, the project would not have the potential to physically divide an established community. Accordingly, a **less-than-significant** impact would occur.

b. Per the Rancho Cordova General Plan, the project site is currently designated Planning Area. The site is located within the Grant Line West Planning Area and is designated Natural Resources and Residential-Mixed Density. Implementation of the project would require a General Plan Amendment to change the sites land use designation to Low-Density Residential. An additional General Plan Amendment would be required to remove from the Circulation Element Centennial Drive in the project vicinity. In addition, the project would require a rezone of the AG-80 and IR zoning designations to RD-6.

Given that the proposed project would require a General Plan Amendment and rezone, further analysis of the project's consistency with applicable land use policies, plans, and regulations is required to ensure that the project would not cause a significant environmental impact due to conflicts with such standards. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Land Use and Planning/Population and Housing chapter of The Preserve Project EIR.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	✖	☐	☐	☐
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	✖	☐	☐	☐

Discussion

a,b. Per the City's General Plan EIR, mineral extraction in the Planning Area primarily consists of fine sand and course gravel, as well as clay. Currently, two mining operations exist near the project site. Teichert aggregates is located northeast of the project site and Union Mine Iron is located southwest of the project site. The proximity of the project site to existing mining operations could signify that the site contains both known significant mineral resources and known mineral deposits that could qualify as mineral resources.[15] Given that the proposed project is located close to an existing mining operation, the proposed project could result in the loss of availability of known mineral resources. Thus, a ***potentially significant*** impact would occur.

Further analysis of the above impact will be included in the Geology and Soils/Mineral Resources chapter of The Preserve Project EIR.

[15] City of Rancho Cordova. *Rancho Cordova General Plan Draft EIR* [pg. 4.8-11]. March 2006.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✖	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	✖	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a. The existing noise environment in the project vicinity is defined primarily by vehicle noise from surrounding streets including Grant Line Road and Raymer Way. The proposed project would increase traffic noise levels on surrounding streets with the introduction of new residential development. In addition, project operations would also result in an increase in stationary noise associated with outdoor and recreational activities in the area. Temporary noise sources would also be produced during construction activities. Construction activities could include earth moving activities, stationary equipment, and construction vehicles would generate noise during demolition, site preparation, excavation, and grading. Noise levels generated by the project may exceed established thresholds in the City's General Plan Noise Element and Noise Ordinance. The project could cause a substantial permanent, temporary, or periodic increase in ambient noise levels in the project vicinity above thresholds. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Noise chapter of The Preserve Project EIR.

b. Groundborne vibration generated would be generated during construction of the proposed project. Construction activities would produce groundborne vibrations include drilling, the use of jackhammers, and other high-power or vibratory tools, and heavy-duty equipment. In addition, construction activities may expose the nearby residential development to the south of the project site to groundborne vibrations. In the event that such groundborne vibration occurs within the vicinity of the existing sensitive receptors to the south of the project site, the project could expose people to or generate excessive groundborne vibration or groundborne noise levels, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in The Noise chapter of the Preserve Project EIR.

c. The nearest airport to the project site is Mather Airport, located approximately five miles to the west of the project site. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels related to air traffic, and ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	✖	☐	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a. The proposed project would include the development of a 434-unit, single-family residential subdivision. The proposed project requests a General Plan Amendment to remove the Natural Reserve and Residential-Mixed Density designation and introduce Low-Density Residential to the project site. Additionally, the project includes a request to rezone a portion of the site from AG-80 and IR zoning to RD-6. The proposed project would not be consistent with City's current General Plan designations for the project site and would result in direct population growth in the area. Thus, the project would result in a ***potentially significant*** impact related to population and housing.

Further analysis of the above impact will be included in the Land Use & Planning/Population and Housing chapter of The Preserve Project EIR.

b. The project site is currently developed with two single-family residences on the southern portion of the project site. The proposed project would require demolition of the on-site structures. While the project would displace inhabitants of the two single-family residences, considering the small number of current residents that would be displaced, replacement housing would be available from the existing housing stock in Rancho Cordova. Furthermore, the project would add 434 residential units to the site, resulting in a net increase of 432 units to the City's housing stock. Thus, a ***less-than-significant*** impact would occur.

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	✖	☐	☐	☐
b. Police protection?	✖	☐	☐	☐
c. Schools?	✖	☐	☐	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a. Fire protection services within the project area are provided by the Sacramento Metropolitan Fire District. The project site is located close to two fire stations in the City of Rancho Cordova. Station 68 is located approximately four miles south west of the project site and Station 66 is located approximately six miles west of the project site. Station 68 is located at 4381 Anatolia Drive in Rancho Cordova while Station 66 is located at 3180 Kilgore Road in Rancho Cordova. The proposed project would include development of new residential units and parks, which could result in the potential for fire incidents, EMT calls, and create an increase in demand for fire protection services. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of The Preserve Project EIR.

b. Police protection services for the project site are currently provided by the Rancho Cordova Police Department, which maintains a staff of 55 sworn police officers and 7 nonsworn staff members.[16] The Police Station is located at 2897 Kilgore Road in the City of Rancho Cordova. The proposed project would increase the number of residents and houses in the area, which could result in an increase in demand for police protection services. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of The Preserve Project EIR.

c. The project site is located with the Folsom Cordova Unified School District, which includes 33 public and private schools. The project site would be served by Navigator Elementary School located at 10679 Bear Hollow Drive, W.E. Mitchell Middle School located at 2100 Zinfandel Drive, and Cordova High School located at 2239 Chase Drive.

The proposed project would include residential development, and, thus, would increase the number of students attending local school facilities. The student generation estimates presented in Table 1 uses the rates provided in the City's General Plan EIR for single-

[16] City of Rancho Cordova. Rancho Cordova Police Department. Available at: http://www.ranchocordovapd.com/about.php. Accessed: July 11, 2019.

family dwelling units.[17] As shown in Table 1, the proposed project could generate approximately 221 students. Therefore, the proposed project would result in an increased number of students in the area, and, thus may result in a ***potentially significant*** impact to school services.

Table 1
Student Generation Estimates

Housing Type	# of Units	Elementary Students		Junior High Students		High School Students	
		Rate	New Students	Rate	New Students	Rate	New Students
Low Density	434	0.299	130	0.104	45	0.107	46
						Total New Students	**221**

Source:
- City of Rancho Cordova. *Rancho Cordova General Plan Draft EIR.* [pg. 4.12-77]. March, 2006.

Further analysis of the above impact will be included in the Public Services chapter of The Preserve Project EIR.

d,e. The proposed project would include the construction of new homes and, thus, would introduce new residents to the project area. As such, the project would result in increased demand for schools, parks, and other public facilities. The Rancho Cordova Recreation and Park District maintains 18 neighborhood parks and six community parks. Hagan Community Park includes approximately 75 acres including the Cordova Community Center, three swimming pools, and additional recreation areas. A section of the American River Parkway is also in Rancho Cordova which includes a 23-mile open space area.

In addition, the City has collected Quimby Act fees since its incorporation in July 2003. The Quimby Act standard for dedication of parkland is 5 acres per 1,000 residents. Per section 22.40 of the City's Municipal Code, the project would be required to dedicate at least 6.4 acres of parkland based on the inclusion of 434 units within the proposed project.[18] The proposed project would satisfy the Municipal Code requirement, as the project would include dedication of a total of 26.12 acres, included in two park areas located at the northern end of the development and community spaces. The parks would be managed by the Cordova Recreation and Park District. The designated community space areas would include bioretention and hydromodification basins. In addition, the project site would include 1.22 acres of green infrastructure to enhance landscape areas and trails connected to surrounding parks.

Currently, other public facilities located in Rancho Cordova include four community swimming pools, the Cordova Senior Center, Mather Sports Complex, the Cordova Shooting Center, and the Cordova Golf Course. The Mather Sports Complex allows residents to participate in a large variety of activities including aerobics, racquetball, and a gym where residents can exercise. Due to the proposed implementation of open space and parks, the project would satisfy the City's parkland dedication requirements and allow access to public facilities throughout the City. Thus, a ***less-than-significant*** impact related to impacts on parks or the need for additional parks would occur.

[17] City of Rancho Cordova. *Rancho Cordova General Plan Draft EIR.* [pg. 4.12-77]. March, 2006.
[18] City of Rancho Cordova. *Rancho Cordova Municipal Code*. [Section 22.40.035]. June 2019

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. Given that the proposed project would include residential development and would generate population growth within the project area, the project would result in increased demand for park and recreation facilities. However, the proposed project would include two on-site parks and open space at the northern end of the site. As stated in Section XV Public Services, the project would designate 26.12 acres and Community Space, and 1.22 acres of green infrastructure which would exceed the City's parkland dedication requirement of 6.4 acres. Per Section 22.40 of the City's Municipal Code, the parks would be managed by the Cordova Parks and Recreation District and subject to park improvement development fees. Therefore, substantial deterioration of any parks or recreational facilities would not occur as a result of the proposed project.

In addition to the development of the proposed parks, the American River Parkway includes C.M. Geothe Park which consists of 444 acres, and has hiking, bicycling, and horseback riding trails as well as picnic areas for residents. Construction of recreation facilities will not be included as part of the proposed project; however, Rancho Cordova offers numerous recreation facilities including the Mills Station Arts and Culture Center and an exhibit of fine art at Rancho Cordova City Hall.[19] The Neil Orchard Senior Activities Center also offers a place for intimate family gatherings and large community meetings. The project would not be required to construct new recreation facilities, as the current facilities, combined with the proposed on-site park areas, would accommodate residents of the proposed project.

With payment of improvement development fees and designated land for parks, the project would not result in substantial physical deterioration of any existing neighborhood or regional parks or other recreational facilities, and would not result in adverse physical effects related to the construction or expansion of new facilities. Consequently, a ***less-than-significant*** impact would occur.

[19] City of Rancho Cordova. *Rancho Cordova General Plan Draft EIR*. [pg. 4.12-84]. March 2006.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	✖	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	✖	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✖	☐	☐	☐
d. Result in inadequate emergency access?	✖	☐	☐	☐

Discussion

a. The proposed project would include construction of two entry points and improvements on Raymer Way, as well as connection to the existing Camden at Somerset Ranch subdivision through an extension of Edington Drive and a new connection to Thornburg Way. Increased vehicle trips in the area related to project construction and operations could impact roadway systems by increasing vehicle volumes and congestion at intersections. Thus, further study is required to determine whether implementation of the proposed project would result in substantial impacts related to traffic load and capacity of the roadway system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). In addition, the project could exceed, either individually or cumulatively, a level of service standard established by the City General Plan for roads affected by project traffic. Therefore, the project could result in a ***potentially significant*** impact related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Further analysis of the above impact will be included in the Transportation chapter of The Preserve Project EIR.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of vehicle miles travelled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in Section 15064.3(b)(2) regarding roadway capacity, a project's effect on automobile delay does not constitute a significant environmental impact under CEQA. It should be noted that currently, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VMT is not required Statewide until July 1, 2020. It should also be noted that the City does not currently have standards for VMT and relies on level of service standards.

Given that the proposed project would result in increased vehicle trip generation on local roadways, further analysis of VMT attributable to the project is required to ensure that the project would not conflict with Section 15064.3(b) of the CEQA Guidelines. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Transportation chapter of The Preserve Project EIR.

c,d. An existing residential subdivision is currently located directly south of the project site and agricultural land to the north. The proposed project includes a request for a General Plan amendment and rezone to allow for the proposed 434 single family residences. The proposed project would include construction of two entry points from Raymer Way, as well as connection to the existing Camden at Somerset Ranch subdivision through an extension of Edington Drive and a new connection to Thornburg Way. Raymer Way may also be improved by widening of the roadway. The internal circulation system would consist of multiple roads to all the residences within the subdivision. The proposed increase in development intensity of the site through development of the proposed residences could cause an increase in traffic-related hazards or affect emergency access in the project area. Without further evaluation, the proposed project could result in a ***potentially significant*** impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

Further analysis of the above impact will be included in the Transportation chapter of The Preserve Project EIR.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	✖	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✖	☐	☐	☐

Discussion

a,b. The proposed project site would include grading and excavation during construction which could lead to encountering previously unknown tribal cultural resources. Tribal resources may exist within the project site due to the site's proximity to Morrison Creek. To aid in the determination of the presence or absence of tribal cultural resources, the City is in the process of conducting tribal outreach per AB 52. Thus, until tribal consultation is complete and further study is completed related to the presence or absence of tribal cultural resources, impact of the proposed project cannot be known. Therefore, further study is required and a ***potentially significant*** impact to tribal cultural resources could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Resources chapter of The Preserve Project EIR.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	✖	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	✖	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✖	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	✖	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	✖	☐	☐	☐

Discussion

a,c. Potable water service for the project would be provided by the Sacramento County Water Agency (SCWA). The proposed project would include installation of new eight-inch water mains, which would connect to an existing 10-inch water main located within Edington Drive. Sanitary sewer service is provided to the City by the County Sanitation District 1. The County Sanitation District 1 collects the wastewater flows from individual developments and directs them to the Sacramento Sanitation District Inceptor System. Wastewater would be routed through the eight-inch sanitary sewer pipelines which would ultimately be delivered to the Sacramento Regional Wastewater Treatment Plant north of Elk Grove. Given the size of the proposed residential development, the total quantity of wastewater generated could be substantial.

The proposed project would increase the amount of impervious surfaces at the project site, thus, increasing stormwater runoff at the site. Stormwater would be directed through 12 and 30-inch drainage pipes to the bioretention basins located in the northwest corner of the project site. The stormwater would then be directed to the hydromodification basin and then directed to the pond north of the project site.

The project would require the relocation or construction of new water infrastructure, as new waterlines would be included in the development. In addition, connection to existing natural gas or telecommunications infrastructure would be required for the proposed residential development.

Per the SCWA's 2015 Urban Water Management Plan, water demands within the SCWA Zone 40 North Service Area are approximately 24,403 acre-feet per year (afy). By the year 2030, the Zone 40 North Service Area water demands are expected to reach 56,816 afy. As stated above, water demand projections were based on buildout of the SCWA's UWMP.. Because the proposed project would include a General Plan Amendment, implementation of the proposed project could result in an increase in demand for water that was not previously foreseen. Therefore, further study is necessary to determine the potential effect.

Based on the above, the proposed project would require the relocation or construction of new wastewater treatment, natural gas, or telecommunications facilities. Therefore, the project could result in a ***potentially significant*** impact related to requiring or resulting in the relocation or construction of new or expanded water, storm water drainage, or electric power facilities, the construction or relocation of which could cause significant environmental effects.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of The Preserve Project EIR.

b. As discussed in Section X, Hydrology and Water Quality, of this Initial Study, the proposed project would rely on groundwater supplies. Groundwater would be supplied by the SCWA. The proposed project could potentially deplete supply from the Sacramento Valley Groundwater Basin and have an adverse effect.

According to the 2015 Urban Water Management Plan, the SCWA's ground water is Rancho Cordova's main water supply. While the City uses surface water as a source of water supply, groundwater supplies are more reliable and consistent.[20] The UWMP predicts that the SCWA will be able to meet water demands in normal years, single dry years, and multiple dry years through the year 2040. If multiple dry years were to occur between 2020 and 2040, the first-year supply totals would range from 77,900 afy in 2020 to 90,900 afy in 2040. The water supply would meet demand totals of 48,121 afy to 79,278 afy. In second year, supply and demand totals would remain the same. In the third dry year, supply totals would range from 70,200 afy in 2020 to 83,800 afy in 2040. Again, the water supply would meet demand totals of 48,121 afy to 79,278 afy. While the SCWA could supply the SCWA's service area during drought years, demand projections for the service area were based on land use designations for the SCWA's service area. The proposed project includes a request for a General Plan Amendment to allow for development of a portion of the site with residential uses. Because the proposed project would include a General Plan Amendment, implementation of the proposed project could result in an increase in demand for water that was not previously foreseen.

Further analysis is necessary to ensure that adequate groundwater supplies would be available to serve the project following the General Plan Amendment altering the land use designation to Low-Density Residential. Therefore, the proposed project could result in a ***potentially significant*** impact related to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

[20] Sacramento County Water Agency. *Urban Water Management Plan.* May 2016.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of The Preserve Project EIR.

d,e. The Sacramento County Department of Waste Management and Recycling (DWMR) is responsible for maintain waste management for residents. The Sacramento County DWMR also oversees the Sacramento Regional Solid Waste Authority (SWA). Solid waste generated from the proposed project would be disposed of at the Kiefer Road Landfill. The landfill is located at 12701 Kiefer Boulevard, near the intersection of Kiefer Boulevard and Grant Line Road. According to the City's General Plan EIR, the Kiefer Road Landfill has a total capacity of 117 million cubic yards. The Kiefer Road Landfill is operating below permitted capacity and will have the capacity for about 20 additional years. While the landfill has remaining capacity, the proposed project has not been anticipated by the General Plan and could generate solid waste in excess of the capacity of the landfill.

Based on the above, the proposed project could generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Further study is necessary to determine if the project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a ***potentially significant*** impact related to solid waste would occur as a result of the proposed project.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of The Preserve Project EIR.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High or High FHSZ.[21] The land located to the east of Grant Line Road is designated as Moderate FHSZ in a State Responsibility Area (SRA). Compared to High and Very High FHSZ, the Moderate FHSZ classification defines areas that present a relatively low risk of wildfires.

The area directly south of the proposed project site is occupied with residential development, which would act as a fire break, reducing the potential for fire to spread to the project site from the south. In addition, the currently vacant land to the west of the site is approved for the development of the Rio Del Oro residential community, which, upon completion, would similarly limit the potential for wildfire risk from the west. However, the areas to the north and east of the project site are currently undeveloped and interspersed with ruderal vegetation. The proposed project would preserve 185.3 acres of undeveloped land on the northern parcels. The undeveloped preserve area would be separated from the proposed residences by 26.12 acres of public parks and community spaces north of the proposed residences. The park and community spaces area would be regularly maintained and would provide a buffer between the open space lands and the proposed residential development, providing a fire break and reducing the potential for the spread of wildfire to the proposed residences.

In addition, implementation of the proposed project would include site clearing activities, which would remove much of the on-site vegetation within the developable area and would further create a buffer between lands designated for open space and residential development. Development of the site for residential uses would reduce the risk of wildland fire because site improvements, such as roadways, driveways, and irrigated

[21] California Department of Forestry and Fire Protection. *Sacramento County, Fire Hazard Severity Zones in SRA*. November 7, 2007.

landscaping, would reduce readily combustible vegetation. Furthermore, development of the proposed project would include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and would be designed in accordance with the latest requirements of the California Fire Code. In accordance with State standards, the project would be required to maintain defensible space to provide a fire break that would prevent the spread of ground fires and protect on-site structures. The proposed project would also be subject to fire safety requirements of the Sacramento Metropolitan Fire District, which would review all plans as part of the City's Building Permit review process. Fire sprinklers, vegetative buffer zones, and other fire-safe measures may be required as part of their review. Compliance with such would ensure that the potential hazards associated with wildand fires to the proposed buildings and structures would be reduced.

Therefore, based on the above, although an SRA is located in proximity to the project site, implementation of the proposed project would not be expected to result in the following wildfire hazards identified in CEQA Guidelines Appendix G: emergency response or evacuation; exacerbation of wildfire or other fire risks; or wildfire related flooding or landslides, slope instability, or drainage changes.Thus, a ***less-than-significant*** impact would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✖	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✖	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✖	☐	☐	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS, the proposed project could potentially result in impacts to special-status plant and wildlife species and other biological resources. Thus, implementation of the proposed project could have the potential to degrade the quality of the environment by potentially reducing the habitat for special-status plant and animal species. In addition, the project could have a substantial adverse effect on riparian habitat or other sensitive natural communities, including the various wetlands on-site. Furthermore, as noted in Section V, the project site has not been formally evaluated for the presence of historical resources, and possibility exists for such resources to be found on-site. As such, and in the absence of further study, the project could eliminate important examples of the major periods of California history or prehistory. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impacts will be included in The Preserve Project EIR.

b. The proposed project, in conjunction with other development within the City of Rancho Cordova, could incrementally contribute to cumulative impacts in the project area. In particular, the chapters that will discuss project related impacts include Air Quality and Greenhouse Gas Emissions (including Energy), Biological Resources, Cultural and Tribal Resources, Geology and Soils/Mineral Resources, Hazards and Hazardous Materials, Hydrology and Water Quality (Drainage), Land Use and Planning/Population and Housing, Noise, Public Services and Utilities, and Transportation. Thus, a ***potentially significant*** impact could occur with regard to cumulative impacts in the project area.

Further analysis of the above impacts will be included in The Preserve Project EIR.

c. As described in this IS, implementation of the proposed project could result in impacts related to air quality, hazardous materials, and excess noise levels. As such, in the absence of further study, the project could cause substantial adverse effects on human beings, and a ***potentially significant*** impact could occur.

Further analysis of the above impacts will be included in The Preserve Project EIR.