

APPENDIX N

Table 3.5 Project Consistency with City of Rancho Cordova General Plan Utilities and Services Systems Policies that Relate to Water Supply		
General Plan Policies	Consistency	Analysis
<p>Policy ISF.2.1</p> <p>Ensure the development of public infrastructure that meet the long-term needs of residents and ensure infrastructure is available at the time such facilities are needed (Further implemented by Action ISF.2.1.1 and ISF 2.1.2)</p>	Yes, with Mitigation	<p>The project’s compliance with this policy is examined in detail in the recirculated DEIR/supplemental DEIS water supply analysis. Overall, the DEIR/DEIS analysis demonstrates consistency with this Policy. In summary, long-term potable water would be provided by Sacramento County Water Agency (SCWA). However, the permanent long-term water supply cannot be delivered to the project site until the SCWA facilities (Vineyard Surface Water Treatment Plant, the Freeport Regional Water Project, and the North Service Area Pipeline Project) have been constructed and are online. In the near term, Golden State Water Company has indicated that it would have an adequate water supply to serve Phase 1A. Several water supply options for providing initial water to the remaining Phase 1 development have been identified, including water from Golden State Water Company and other alternative sources. Mitigation Measures 3.5-2 and 3.5-3 include the requirements of Actions ISF 2.4.1 and 2.4.2 that certain showings on an available water supply and infrastructure be made prior to approval of various entitlements (see recirculated DEIR/supplemental DEIS Section 3.5 for a description of infrastructure improvements).</p>
<p><i>Action ISF.2.1.1</i> – Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.</p>	Yes, with Mitigation	<p>See discussion under Policy ISF 2.1 for water supply.</p>
<p><i>Action ISF.2.1.2</i> – Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.</p>	Yes	<p>As described in this recirculated DEIR/supplemental DEIS, a Public Facilities Infrastructure/Phasing Plan would be approved at the time of project approval. The plan would provide specific details regarding the phasing, sizing, alignment and location, cost estimates, and construction timing requirements for public facilities and infrastructure for each phase of the Rio del Oro project site.</p>
<p>Policy ISF.2.2</p> <p>Coordinate with independent public service providers, including schools, parks and recreation, utility, transit, and other service districts, in developing service and financial planning strategies.</p>	Yes	<p>The City of Rancho Cordova has consulted with SCWA on water demand and supply for the project. A water supply assessment has been prepared and approved by SCWA for this project.</p>
<p>Policy ISF.2.3</p>	Yes	<p>The project includes a proposed financing plan. An approved financing plan will be approved at the time</p>

**Table 3.5
Project Consistency with City of Rancho Cordova General Plan Utilities and Services Systems Policies
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General Plan Policies	Consistency	Analysis
<p>Ensure that adequate funding is available for all infrastructure and public facilities, and make certain that the cost of improvements is equitably distributed (Further implemented by Action ISF.2.3.1 and ISF 2.3.2).</p>		<p>of project approval. The financing plan would define the specific mechanisms required to fund capital costs of all infrastructure necessary as a result of specific plan buildout. The Financing Plan would define funding for the maintenance of new infrastructure and public services needed by the future residents and business locating within the Rio del Oro project site.</p>
<p><i>Action ISF.2.3.1</i> – Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity.</p>	<p align="center">Yes</p>	<p>See Action ISF 2.1.2 and Policy 2.3 discussion above.</p>
<p><i>Action ISF.2.3.2</i> – Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.</p>	<p align="center">Yes</p>	<p>See Policy ISF 2.3 discussion above.</p>
<p>Policy ISF.2.4 Ensure that water supply and delivery systems are available in time to meet the demand created by new development, or are guaranteed to be built by bonds or sureties (Further implemented by Action ISF.2.4.1).</p>	<p align="center">Yes, with Mitigation</p>	<p>See discussion under Policies ISF.2.1. and 2.3 above for information on water supply, infrastructure and financing. Actions ISF 2.4.1 and 2.4.2 which implement this policy are required as mitigation measures in the recirculated DEIR/supplemental DEIS. Off-site water supply infrastructure for delivery of initial water supplies to the project site is included in the project design, as well as on-site water supply infrastructure that would be adequately sized to accommodate project-related water demands and fire-flow demands. An approved water supply assessment consistent with the requirements of SB 610 is provided in Appendix D of the DEIR/DEIS. See Mitigation Measures 3.5-2 and 3.5-3 of the recirculated DEIR/supplemental DEIS.</p>
<p><i>Action ISF.2.4.1</i> – The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or</p>	<p align="center">Yes, with Mitigation</p>	<p>See discussion under Policies 2.1, 2.3, and 2.4 above. This Action is required as a mitigation measure for the project. See Mitigation Measures 3.5-2 and 3.5-3 of the recirculated DEIR/supplemental DEIS.</p>

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<p>company proposing to provide service (collectively referred to as “water provider”) to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider’s identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years.</p> <p>All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals, or shall be assured prior to occupancy through the use of bonds or other sureties to the City’s satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.</p>		
<p><i>Action ISF.2.4.2</i> – The following shall be required for project-specific discretionary land-use entitlements and approvals including, but not limited to, all tentative subdivision maps, parcel maps, or use permits.</p> <p>An assured water supply and delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.</p> <p>The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final</p>	<p>Yes, with Mitigation</p>	<p>See discussion under Policies 2.1, 2.3 and 2.4 above. This Action is required as a mitigation measure for the project (see Mitigation Measures 3.5-2 and 3.5-3 in Section 3.5 of the recirculated DEIR/supplemental DEIS).</p>

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<p>subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy.</p> <p>Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses.</p> <p>Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.</p>		
<p>Source: City of Rancho Cordova Planning Department 2008</p>		