

NOTICE OF PREPARATION

DATE: January 21, 2009

TO: Responsible Agencies, Organizations and Interested Parties

FROM: City of Rancho Cordova
Contact: Patrick Angell
2729 Prospect Park Drive
Rancho Cordova, CA 95670

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Arboretum Project

Pursuant to the California Environmental Quality Act (CEQA), the City of Rancho Cordova will prepare an Environmental Impact Report (EIR) to address the impacts of the proposed Arboretum project.

The project location, description, and the potential environmental effects are contained in the attached materials.

As specified by the CEQA Guidelines, this Notice of Preparation 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.

The City of Rancho Cordova, in conjunction with the U.S. Army Corps of Engineers, will hold a Public Scoping Meeting, concerning the environmental analysis for the Arboretum project, on **January 29, 2009 from 4 PM to 7 PM** at Rancho Cordova City Hall. City Hall is located at **2729 Prospect Park Drive, Rancho Cordova, CA 95670**.

Comments may be submitted in writing during the review period and addressed to:

Patrick Angell
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

The comment period closes on:

February 20, 2009

A. PROJECT LOCATION

The proposed Arboretum project (hereafter referred to as the "proposed project") is located on 1,349 acres within the Grant Line North Planning Area of the City of Rancho Cordova, California. The project area is bounded by Highway 16 to the south, Grant Line Road to the east, Kiefer Boulevard to the north and Sunrise Boulevard to the west. The project location is shown in **Figures 1** and **2**.

B. EXISTING CONDITIONS

The project site and vicinity is primarily characterized by undeveloped grazing land and open space. Land to the northwest, north, and northeast are within a transitional area that is becoming increasingly urban in character including residential development north of the project site. Surrounding land to the west, south, and east is primarily undeveloped. Non-residential uses within 0.5 miles of the project site include Kiefer Landfill east of the project site, Triangle Rock Products Aggregate Plant southwest of the project site, and Sacramento Rendering Company northwest of the project site.

The majority of the project site is undeveloped and utilized for seasonal grazing. Blodgett Reservoir, an impoundment on Laguna Creek, has been operated as a “members only” fishing and hunting club on the northeast portion of the site. Areas leveled along the south side of Laguna Creek and downstream of the reservoir have been utilized for growing sudangrass (seed crop), ryegrass for pasture, berseem clover and wheat. Along Sunrise Boulevard, the site has been utilized for vegetable and strawberry crops and includes a small farm stand. A model airplane club leases an area near the northwest corner and bee keepers use a small parcel along Jackson Highway.

C. PROJECT DESCRIPTION

The project applicant has proposed the development of master-planned village community on the project site to fulfill a portion of the City's future housing needs. The project includes approval of the Arboretum Specific Plan which will guide land uses within the project site. The proposed project includes the development of a walkable community of approximately 5,000 new residential units, 80 acres of public and private use parks and related facilities, two 10-acre elementary school sites, one 75-acre joint use middle/high school site and 465,000 square feet of commercial development. The commercial development includes 125,000 square feet of neighborhood shopping center, two community shopping centers totaling 45,000 square feet, and a 290,000 square foot sub-regional center. The conceptual land use plan is shown as **Figure 3**. Proposed housing densities for the project are greater than average for the Sacramento area as residential uses would primarily consist of non-traditional housing types including small-lot alley loaded housing, cluster housing, and attached six and eight “plex” cluster homes. Approximately 30% of the project will be devoted to open space uses including preservation and enhancement of the Laguna Creek stream corridor and associated jurisdictional features, conservation, recreation and stormwater treatment and conveyance.

D. GENERAL PLAN AND PLANNING AREA BACKGROUND

The project site is located within the Grant Line North Planning Area of the City's General Plan. The General Plan anticipates residential and commercial development for this Planning Area with a development potential of 6,916 residential units, supporting a population of 16,601 residents and 3,634 employees. The General Plan provides a Conceptual Land Plan for the Planning Area, which is shown as **Figure 4**. Planning Areas with a Conceptual Land Plan are required to develop more specific land plans consistent with the General Plan. The land plan includes the City's “building blocks” concept of neighborhoods, villages and districts. The following uses are included within the Conceptual Land Plan: Residential-Mixed Density (R-MD), Residential-Estate/Rural (R-E/R), Residential-Higher Density (R-HD), Village Center (VC), Local Town Center (LTC), Park and Open Space (P/OS) and Natural Resources (NR). The residential categories are described as follows:

- R-MD – includes the range of densities associated with typical neighborhood development.
- R-E/R – represents the range of lower densities associated with edge neighborhood development.
- R-HD – signifies higher density residential development located near villages and town centers.

VC and LTC reflect the City's analysis of retail demand and strategic location; however, the General Plan anticipates that additional retail capacity and market opportunities will be incorporated into subsequent master planning.

The relevant goals, policies and actions within the General Plan for the Grant Line North Planning Area include:

- Goal LU.6 – Ensure development of the Planning Areas consistent with the City's vision.
- Policy LU.6.2 – Ensure subsequent detailed land planning for those Planning Areas with Conceptual Land Plans.
- Action LU.6.2.1 – Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.

E. POTENTIAL ENVIRONMENTAL EFFECTS

The Arboretum project has the potential to result in significant impacts to the environment. An Initial Study has been prepared for the project, which is attached as **Appendix A**.

ATTACHMENTS

Figure 1 – Project Location

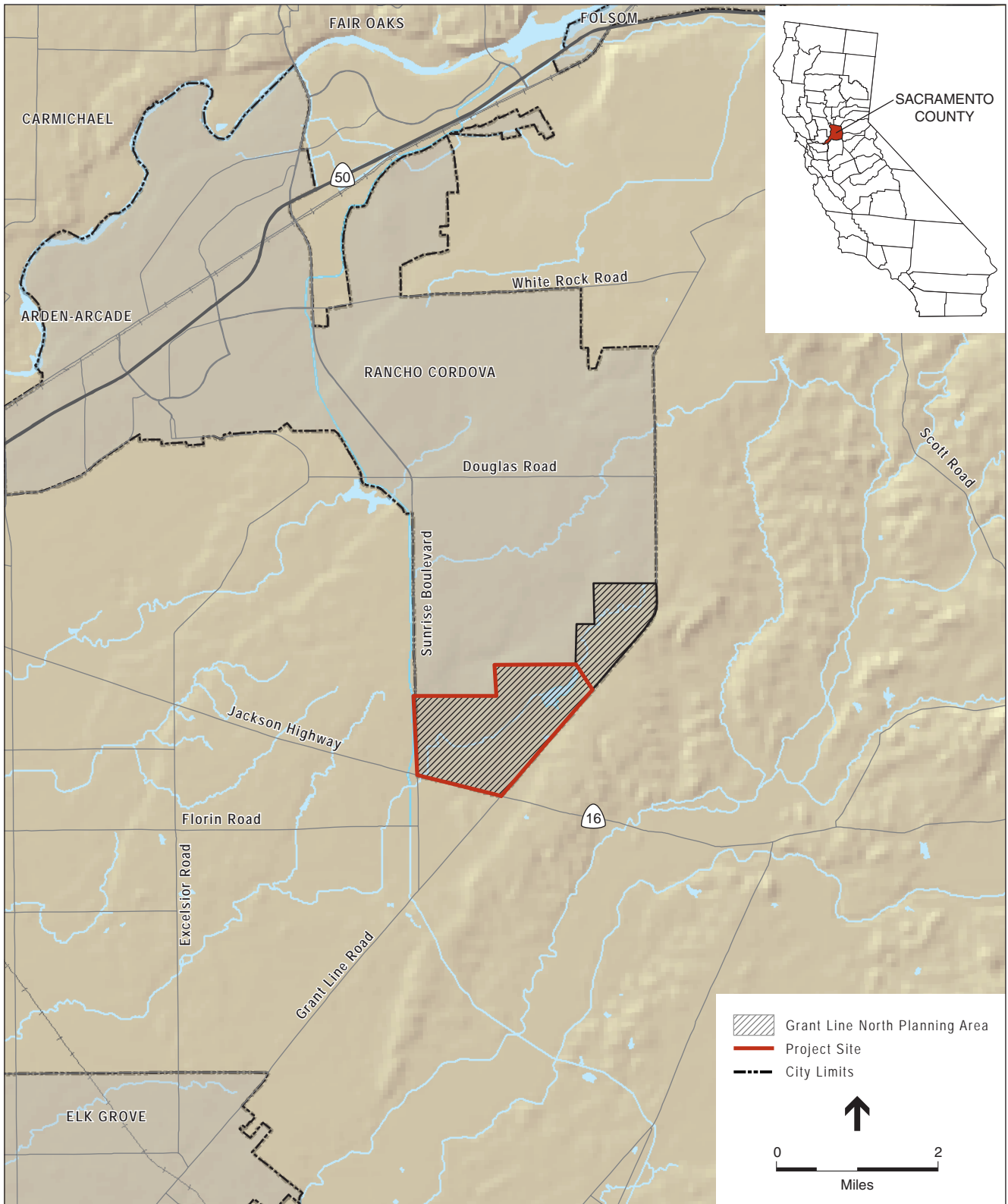
Figure 2 – Aerial Photograph

Figure 3 – Conceptual Land Use Plan

Figure 4 – Conceptual Land Use Plan in General Plan

Figure 5 – Potential Impacts to Wetlands

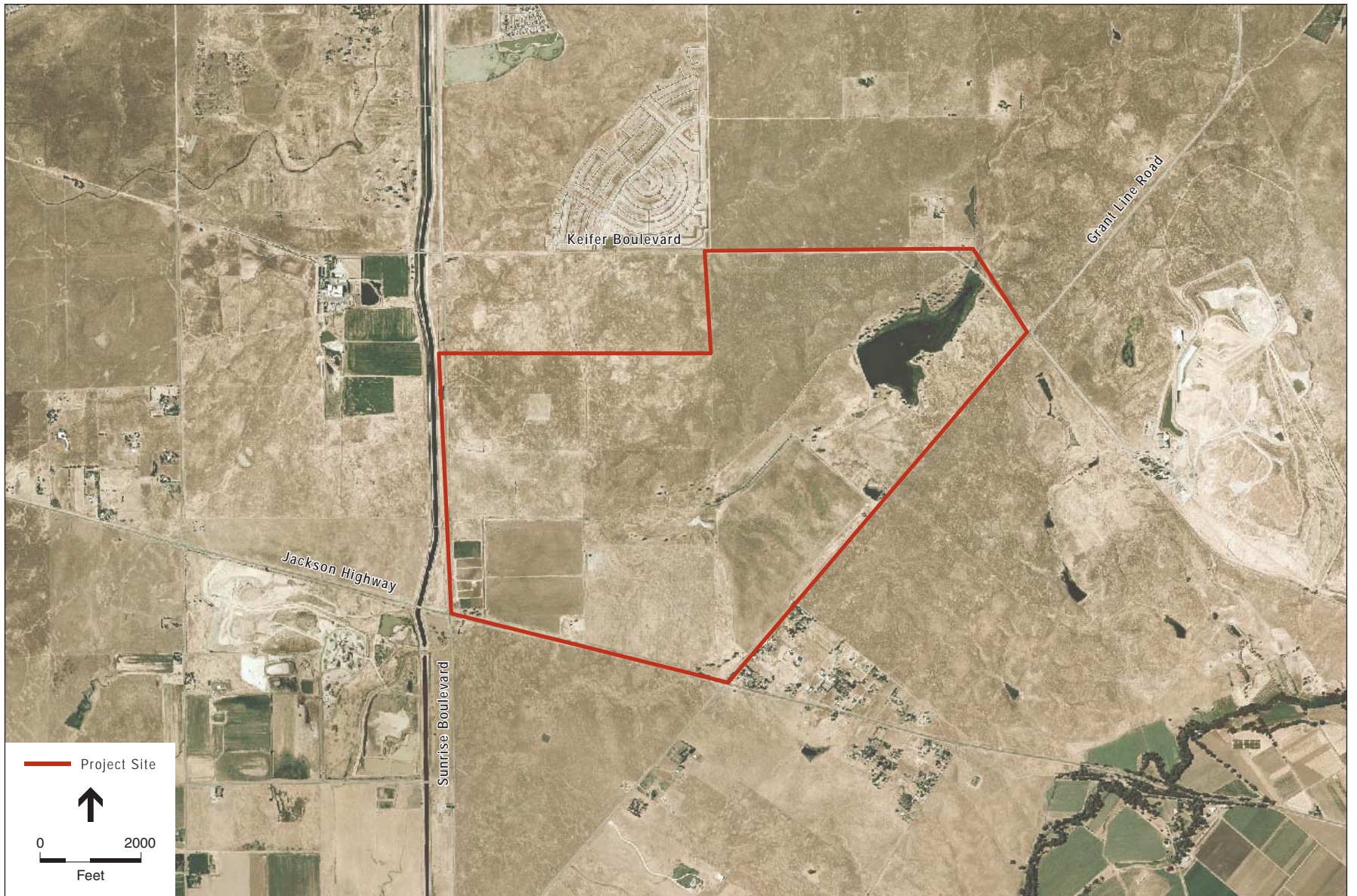
Appendix A – Initial Study



SOURCE: ESRI, 2007; and ESA, 2009

Arboretum Project Initial Study . 208146

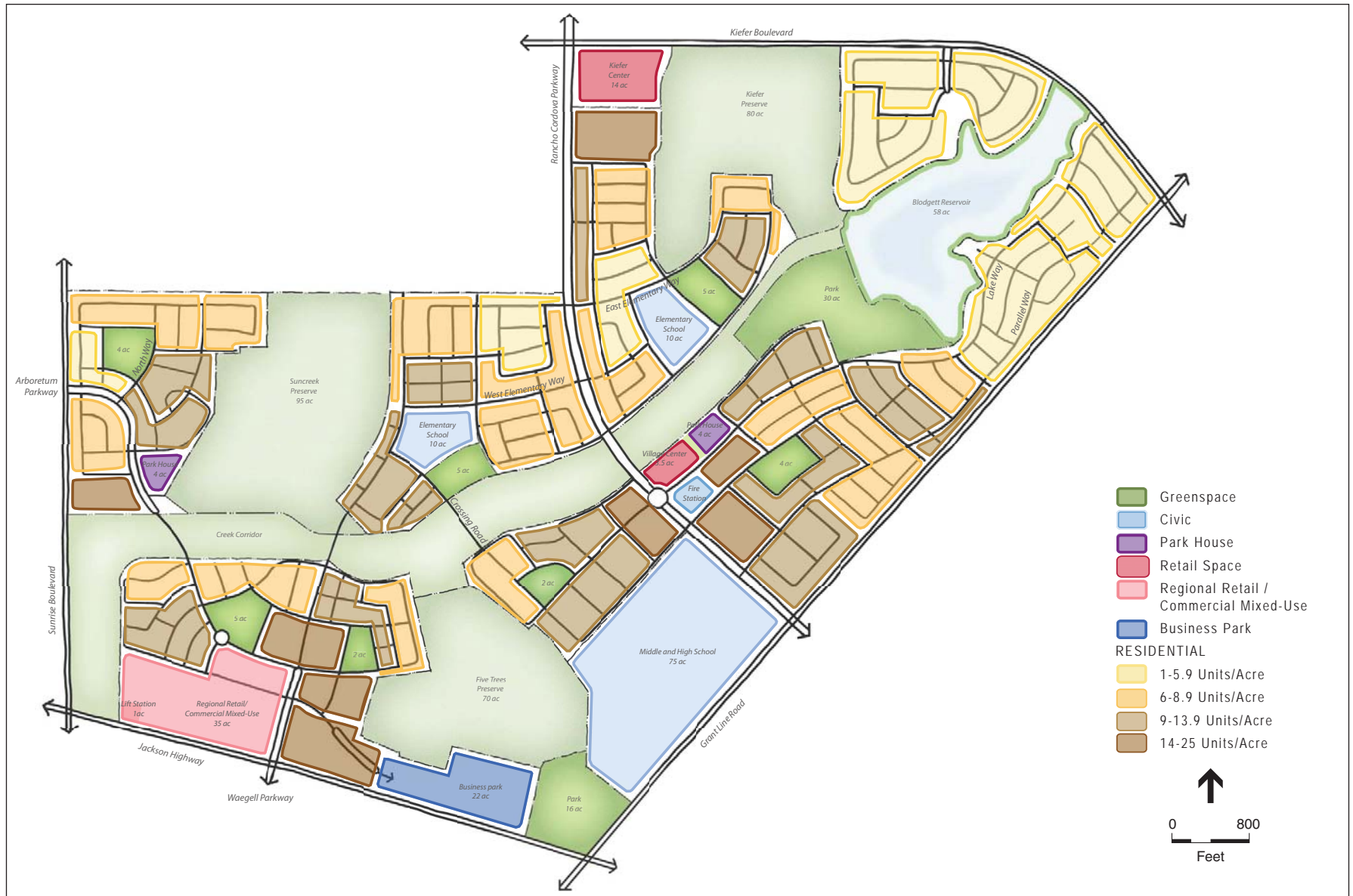
Figure 1
Project Location



SOURCE: NAIP, 2006; and ESA, 2009

Arboretum Project Initial Study . 208146

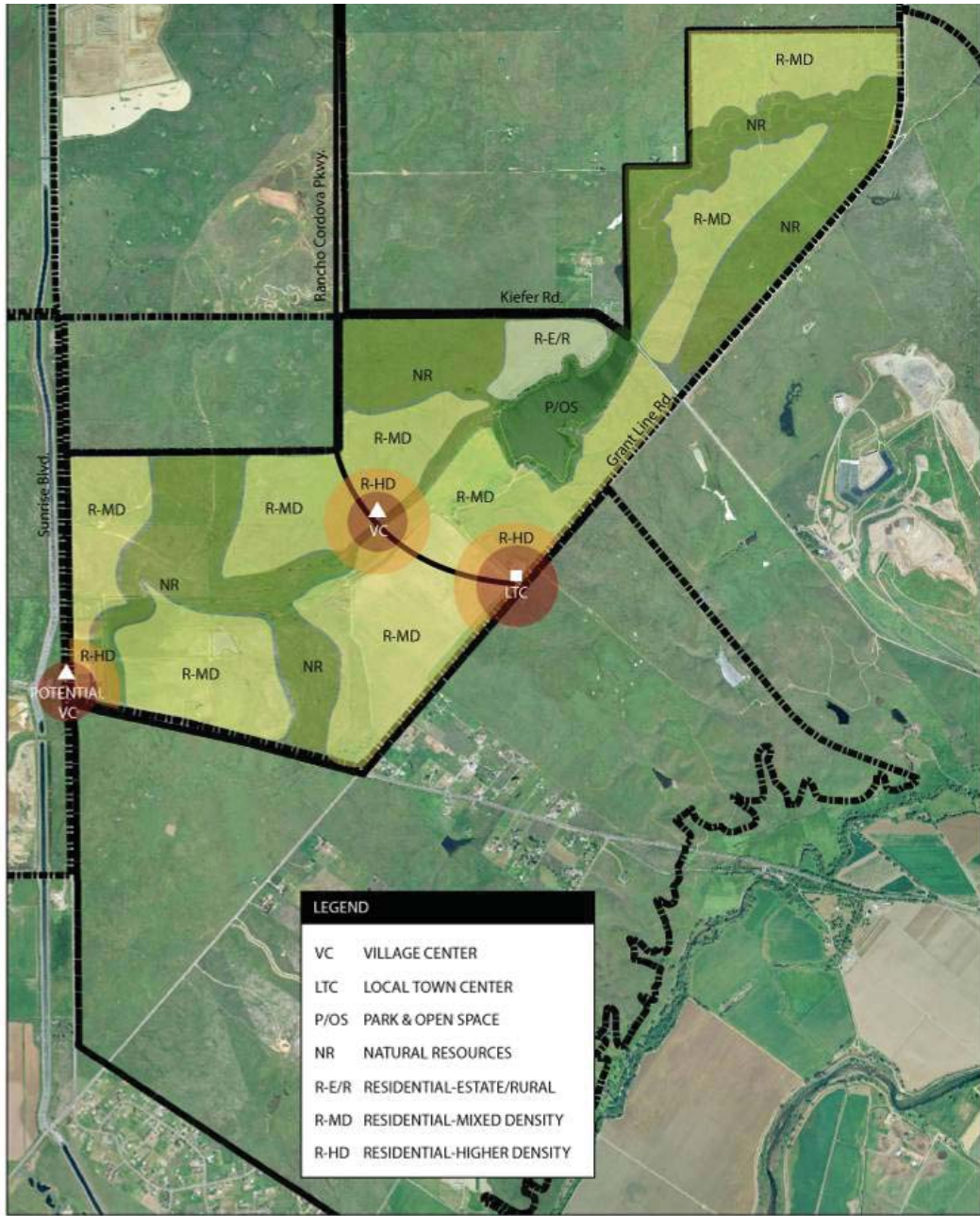
Figure 2
Aerial Photograph



SOURCE: EDAW, 2008; and ESA, 2009

Arboretum Project Initial Study . 208146

Figure 3
Conceptual Land Use Plan



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NOT TO SCALE

SOURCE: City of Rancho Cordova, 2006; and ESA, 2009

Arboretum Project Initial Study . 208146

Figure 4
Conceptual Land Use Plan in
Rancho Cordova General Plan



SOURCE: Gibson & Skordal, 2008; Wood Rodgers, 2008; and ESA, 2009

Arboretum Project Initial Study . 208146

Figure 5
Potential Impacts to Wetlands

ARBORETUM PROJECT

Initial Study



City of Rancho Cordova

2729 Prospect Park Drive
Rancho Cordova, Ca 95670

January 2009

INITIAL STUDY
FOR
ARBORETUM PROJECT
CITY OF RANCHO CORDOVA, CALIFORNIA



THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Phone 916.851.8750
Fax 916.851.8762

JANUARY 2009

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study (IS) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Arboretum project (hereafter referred to as “the proposed project”). This IS has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

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

The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

The IS identified potentially significant effects, but:

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

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration is prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. State CEQA Guidelines 15051(b) states:

- (1) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.
- (2) The lead agency will normally be the agency with the general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public service or public utility to the project.

1.0 INTRODUCTION

As the proposed project is to be carried out by a private construction company and as the City of Rancho Cordova has general governmental powers over the proposed project, the lead agency for the proposed project is the City of Rancho Cordova.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this IS is to evaluate the potential environmental impacts of the proposed project. This document is divided into the following sections:

- **Introduction** - Provides an introduction and describes the purpose and organization of this document.
- **Project Description** - Provides a description of the proposed project.
- **Initial Study Checklist** – Provides an environmental checklist (adapted from Appendix G of the State CEQA Guidelines), which includes a brief analysis of the effects of the proposed project.
- **Determination** - Provides the environmental determination for the project.
- **Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document.
- **References** – Provides a list of references used to prepare the IS.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). The City adopted the current General Plan on June 26, 2006 and certified the EIR for the General Plan as adequate and complete at that time.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed Arboretum project (hereafter referred to as the “proposed project”) is located on 1,349 acres within the Grant Line North Planning Area of the City of Rancho Cordova, California. The project area is bounded by Highway 16 to the south, Grant Line Road to the east, Kiefer Boulevard to the north and Sunrise Boulevard to the west. The project location is shown in **Figures 1 and 2**.

2.2 EXISTING CONDITIONS

The project site and vicinity is primarily characterized by undeveloped grazing land and open space. Land to the northwest, north, and northeast are within a transitional area that is becoming increasingly urban in character including residential development north of the project site. Surrounding land to the west, south, and east is primarily undeveloped. Non-residential uses within 0.5 miles of the project site include Kiefer Landfill east of the project site, Triangle Rock Products Aggregate Plant southwest of the project site, and Sacramento Rendering Company northwest of the project site.

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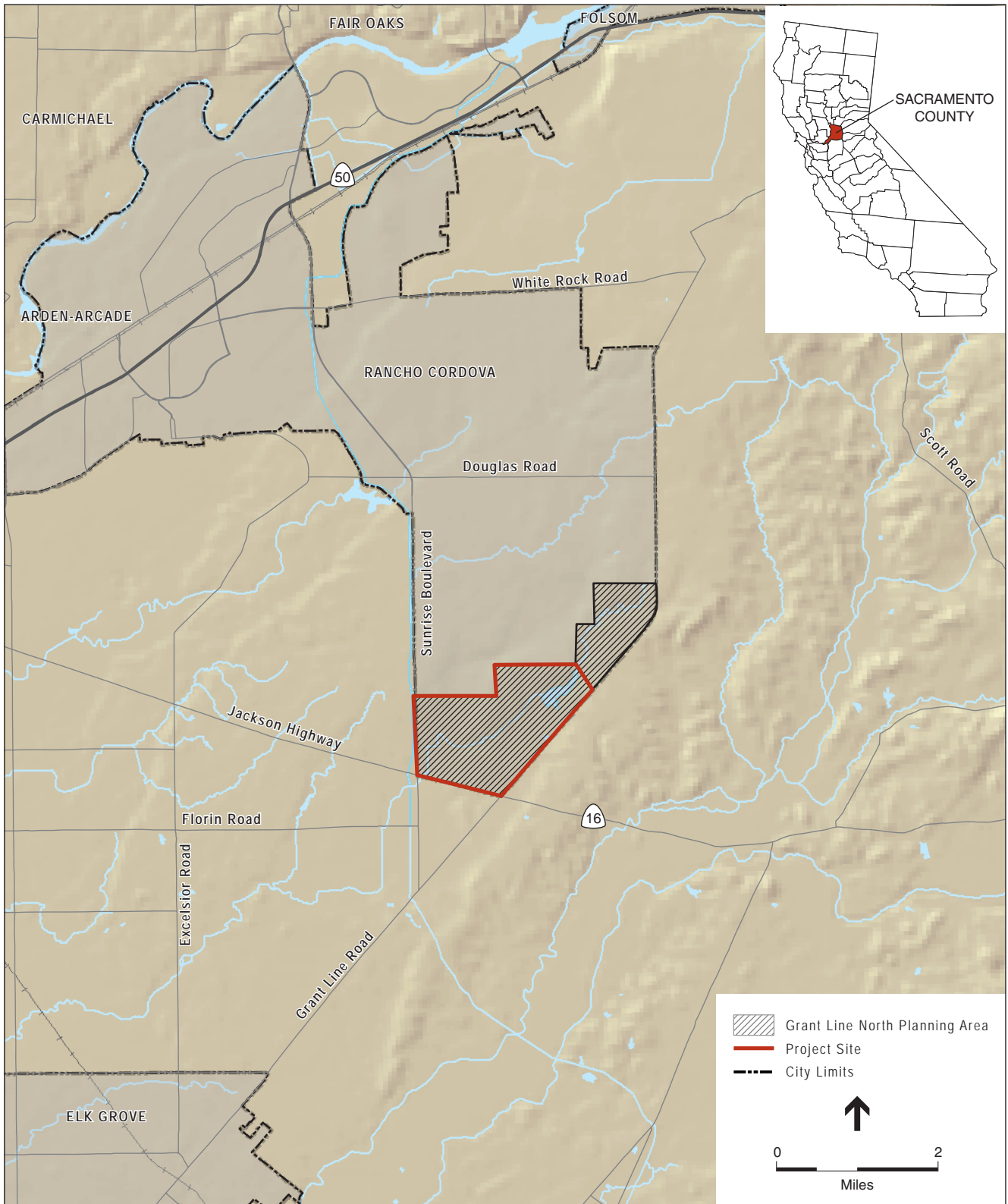
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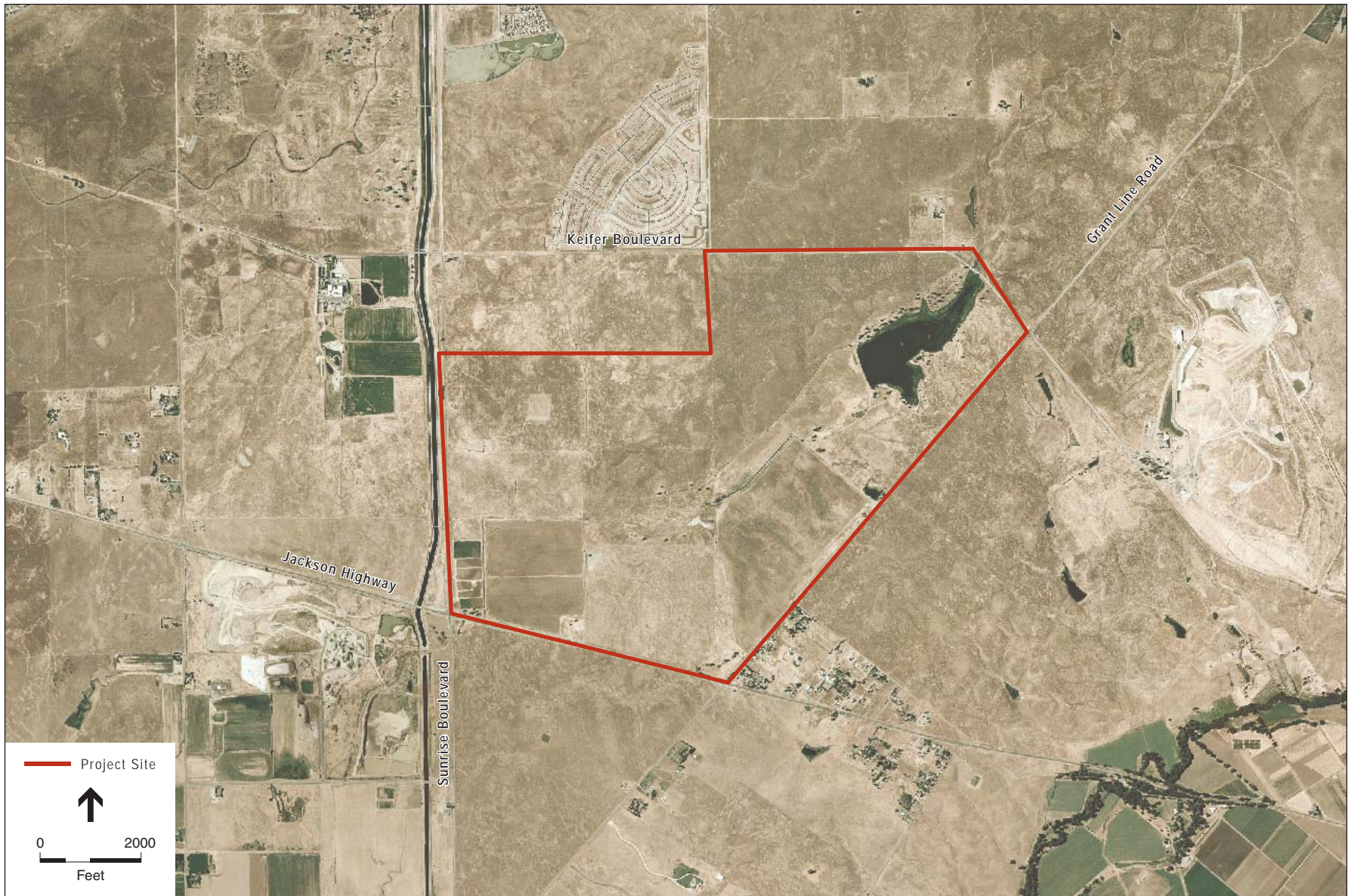
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SOURCE: ESRI, 2007; and ESA, 2009

Arboretum Project Initial Study . 208146

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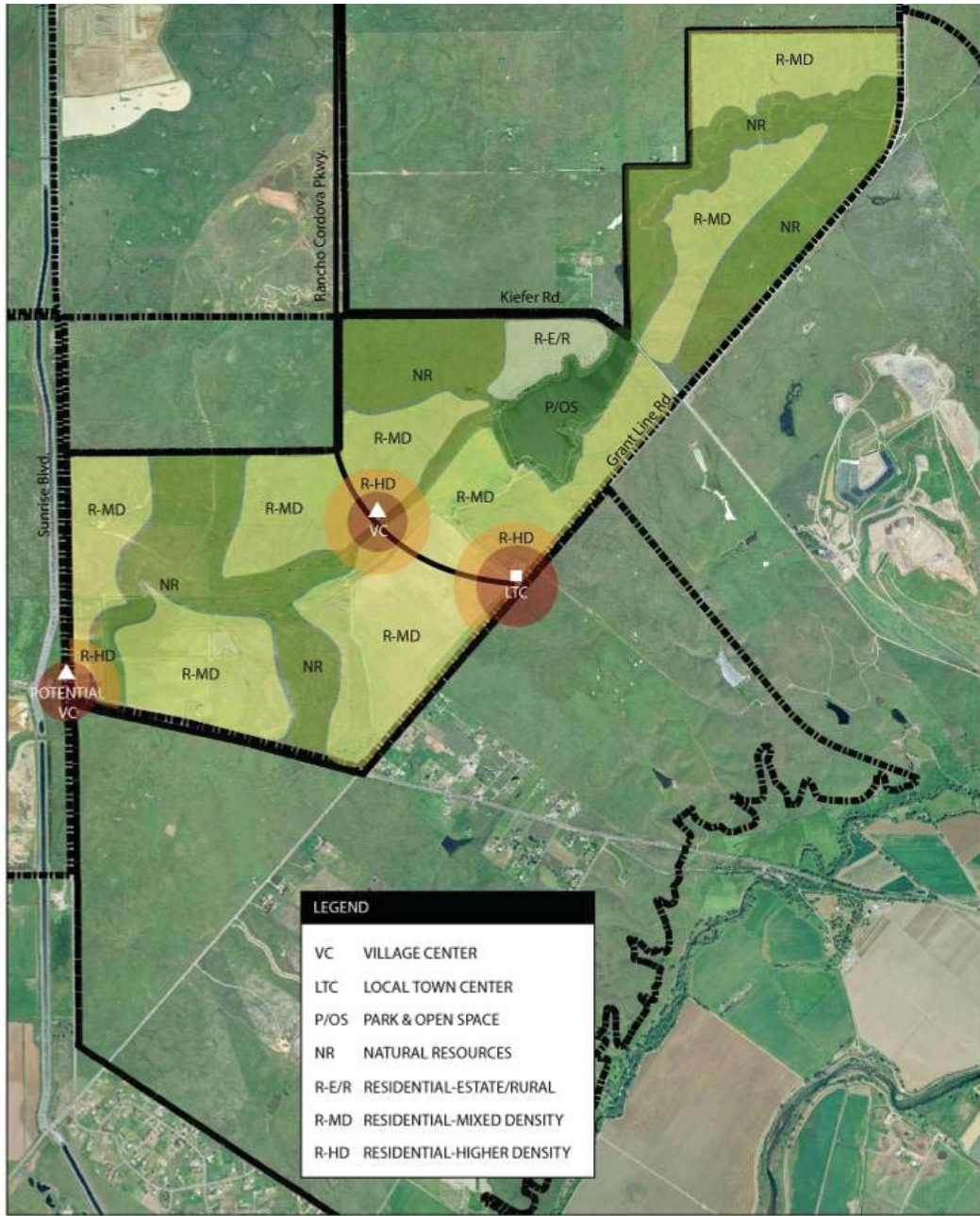
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Figure 3
Conceptual Land Use Plan



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Arboretum Project Initial Study . 208146

Figure 4
Conceptual Land Use Plan in
Rancho Cordova General Plan

- Action LU.6.2.1 – Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Sun creek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.

2.5 REQUIRED PROJECT APPROVALS

- California Department of Fish and Game (CDFG)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- Department of Water Resources (DWR) – Division of Safety of Dams
- Sacramento Area Sewer District (SASD)
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Sacramento Regional Sanitation District (SRSD)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)

3.0 INITIAL STUDY CHECKLIST

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the California Environmental Quality Act (CEQA) Mandatory Findings of Significance. There are 16 specific environmental issues evaluated in this chapter. The environmental issues evaluated in this chapter include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Services Systems

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

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

3.2 INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Arboretum Project
2. **Lead Agency Name and Address:** City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

3.0 INITIAL STUDY CHECKLIST

3. **Contact Person and Phone Number:** Patrick Angell, (916) 851-8750
4. **Project Location:** The proposed project is located on 1,349 acres within the Grant Line North Planning Area of the City of Rancho Cordova, California. The project area is bounded by Highway 16 to the south, Grant Line Road to the east, Kiefer Boulevard to the north and Sunrise Boulevard to the west.
5. **Project Sponsor's Name and Address:** Sam Miller, Lewis Operating Corp.
9215 Kiefer Boulevard
Sacramento, CA 95826
6. **Current Zoning:** AG-80 (Agricultural)
7. **General Plan and Planning Area:** City of Rancho Cordova General Plan, Grant Line North Planning Area
8. **APN Number(s):** 067-0090-030, 067-0090-031, 067-0090-032, 067-0090-033, 067-0100-005, 067-0100-006, 067-0100-008, 067-0120-063, 067-0120-064
9. **Description of the Project:** See **Section 2.3** of this Initial Study.
10. **Surrounding Land Uses and Setting:** See **Section 2.2** of this Initial Study.
11. **Other public agencies whose approval may be required:** (e.g., permits, financing approval, or participation agreement)
- California Department of Fish and Game
 - Central Valley Regional Water Quality Control Board
 - Department of Water Resources – Division of Safety of Dams
 - Sacramento Area Sewer District
 - Sacramento County Water Agency Zone 40
 - Sacramento Metropolitan Air Quality Management District
 - Sacramento Regional Sanitation District
 - U.S. Army Corps of Engineers
 - U.S. Fish and Wildlife Service

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a “Less Than Significant Impact with Mitigation Incorporation” or “Potentially Significant” as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Population and Housing | |

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Arboretum project (hereafter referred to as the “proposed project”), as proposed, may have a significant effect upon the environment. This document is an Initial Study. The discussion below demonstrates that there are potentially significant impacts identified. Therefore, an EIR is required.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “*No Impact*” answers that are adequately supported by the information sources cited. A “*No Impact*” answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A “*No Impact*” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) A “*Less than Significant Impact*” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “*Potentially Significant Impact*” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “*Potentially Significant Impact*” entries when the determination is made, an EIR is required.

3.0 INITIAL STUDY CHECKLIST

- 5) “*Less than Significant Impact with Mitigation Incorporation*” applies where the incorporation of mitigation measures has reduced an effect from “*Potentially Significant Impact*” to a “*Less than Significant Impact*”. The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project site primarily consists of undeveloped grazing land and open space. The most scenic elements of the site include gently rolling open grass land and Blodgett Reservoir. Blodgett Reservoir is surrounded by riparian vegetation at the northeast corner of the site. The northwest portion of the site contains an approximately 40-acre strawberry farm field, a strawberry farm stand, and a barn structure. The visual setting in the vicinity is similar in character to the project site, featuring agricultural fields and grazing land. Single-family residences and industrial uses are also present in the project vicinity. Surrounding land to the west, south, and east is primarily undeveloped. Land to the northwest, north, and northeast are within a transitional area that is becoming increasingly urban in character including residential development north of the project site (EDAW, 2008f).

Discussion of Impacts

- a) *Less Than Significant Impact.* There are no official state-designated scenic vistas in the project vicinity. The Urban Design Element of the Rancho Cordova General Plan

3.0 INITIAL STUDY CHECKLIST

discusses that roads in the area are aligned with views of major peaks and natural landmarks including Mount Diablo. The project would not significantly impede the primary views of Mount Diablo, along Grant Line Road. The project may affect views of the Blodgett Reservoir for one off-site residence and peripheral views of motorists within 0.2 miles of the reservoir. This impact is considered *less than significant* as affected viewers are considered either too few in number or lacking expectation of high-quality direct scenic views.

- b) *No Impact.* The project site is not visible from any designated scenic highways or roadways. The nearest officially designated State Scenic Highway is U.S. 50 immediately east of Placerville and more than 27 miles to the east of the proposed project site (Caltrans, 2007).
- c) *Potentially Significant Impact.* The proposed project is located in an undeveloped/rural setting. The proposed project would result in the urbanization of the project site and reduction of rural open space currently visible from public views. The existing visual character of the site would be significantly altered and thus the impact is considered *potentially significant*.
- d) *Potentially Significant Impact.* The project site currently generates no significant sources of light or glare. The proposed project would require lighting of roadways, parks, town centers schools, outdoor sports playfields, parking lots, and other facilities. Nighttime lighting in the residential areas or reflective surfaces on residences may result in off-site light and glare. These new sources of light and glare are considered *potentially significant*.

Agricultural Resource

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project site is currently used for grazing and contains approximately 30-40 acres which are used for strawberry and vegetable crops. According to the 2006 California Department of Conservation (CDC) Important Farmland Map (CDC, 2008), the project site includes prime farmland, unique farmland, farmland of statewide importance, and farmland of local importance.

Discussion of Impacts

- a) *Potentially Significant Impact.* The project site contains Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance as shown on the CDC Important Farmland Map. Development is proposed on a portion of these farmlands and thus the impact is considered *potentially significant*.
- b) *Less Than Significant Impact.* The existing zoning for the property is Agricultural (AG-80). The general plan designation for the project site includes residential, residential mixed-use, commercial, open space, and resource conservation. The project includes rezoning the property to allow for mixed-use development. None of the project parcels are under a Williamson Act contract (City of Rancho Cordova, 2006). Parcels adjacent to the project site include non-prime agricultural land under a Williamson Act contract and land in non-renewal status. Impacts to these parcels will be analyzed under Item (c).
- c) *Potentially Significant Impact.* The proposed project would include the development of residential and commercial uses which could create *potentially significant* impacts to adjacent to agricultural uses. The EIR will analyze the compatibility between the project and off-site agricultural uses.

Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project is within the Sacramento Valley Air Basin and the Sacramento Metropolitan Air Quality Management District. The Sacramento area is currently non-attainment for Federal 8-hour ozone air quality standards. The region is in compliance with all other emissions standards.

Discussion of Impacts

- a-d) *Potentially Significant Impact.* The proposed project would involve construction of a master planned community on undeveloped land. The EIR will address whether potentially significant impacts to air quality on the project site or in the vicinity could occur as a result of the construction and operation of the proposed project, including impacts to sensitive receptors. The nearest sensitive receptors are residential uses. Construction impacts include fugitive dust and emissions from heavy construction equipment which could have *potentially significant* impacts. Operational impacts include emissions from both stationary and mobile sources which could have *potentially significant* impacts. Other air quality impacts include the project's potential contribution to greenhouse gas emissions. These impacts will be fully examined in the EIR and feasible mitigation measures will be identified.
- e) *Less Than Significant Impact.* The proposed project does not propose to construct any uses that would generate significant objectionable odors. The Sacramento Rendering Plant is located 0.5 miles northwest of the proposed project. In 2004, the Plant completed upgrades including air scrubbers to reduce emissions. Due to the recent upgrades and lack of objectionable odors expected in the project vicinity, impacts are considered *less than significant*.

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Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES Would the project:				
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Potentially Significant Impact.* The proposed project involves the construction of a comprehensive planned mixed-use community that is located on approximately 1,349 acres, which covers several different types of natural habitat including; annual

grasslands, vernal pools, seasonal wetlands, oak woodlands and open water. These habitat types support a wide variety of plant and wildlife species, including special-status species. The implementation of the proposed project could result in direct impacts to those species and their associated habitats. Activities associated with the development of the project site could result in *potentially significant* impacts to special-status species.

- b) *Potentially Significant Impact.* Activities associated with the proposed project would result in the loss and degradation of riparian habitat and other natural communities considered sensitive by state and local resource agencies. Sensitive natural communities that would be affected by project implementation include; willow scrub, freshwater marsh, and vernal pools. This is considered a *potentially significant* impact.
- c) *Potentially Significant Impact.* A total of approximately 31.73 acres of United States Army Corps of Engineers (USACE) jurisdictional waters of the United States on the project site would be filled as a result of the activities associated with the proposed project, including approximately 5.97 acres of vernal pools, 0.05 acres of open water (lacustrine), 9.86 acres of seasonal ponds, 5.84 acres of seasonal wetland swale, 5.16 acres of seasonal wetland, 3.93 acres of seasonal drainage channels, 0.13 acre of roadside ditches, and 0.81 acre of irrigation ditches. Potential impacts are shown on **Figure 5**. Three natural resource preserve areas have been configured to minimize the hydrological modification by maintaining sufficient micro-watersheds to support preserved vernal pools and other wetland habitat within the project site.

In addition to the aforementioned wetland impacts, the project would also result in the permanent loss of approximately 0.03 acre of non-jurisdictional wetland consisting of a single seasonal wetland. Although this wetland is not subject to the USACE jurisdiction, it is considered sensitive as it provides potential habitat for special-status plant species, federally listed vernal pool fairy shrimp and vernal pool tadpole shrimp, and is considered a water of the state subject to jurisdiction of the Central Valley Regional Water Quality Control Board under the Porter-Cologne Act. Seasonal wetlands are also protected under the Natural Resources Element of the City of Rancho Cordova General Plan, which requires no net loss of vernal pools and other wetland habitats, acreage, values, and/or functions.

The proposed project includes on-site wetland preservation in three large areas within the project site. Although a substantial loss of wetlands would occur as a result of the implementation of the proposed project, 56% of the on-site wetlands, including most of the highest quality and highest density vernal pools, would be protected within the three proposed natural resources preserve areas. Wetlands found in these preserve areas include seasonal wetlands, vernal pools, and seasonal wetland swales. In total, these preserve areas encompass 245 acres of vernal pool grassland habitat and contain 73% of the existing vernal pools on the project site. Additional wetlands, swales, and drainage channels, including Laguna Creek, would also be preserved in the Laguna Creek corridor.

- d) *Potentially Significant Impact.* Project implementation could interfere substantially with the movement of any native resident or migratory species or with established native resident or migratory wildlife corridors. It is important to note, as part of the proposed project, the Laguna Creek corridor (which extends from the southwest corner to the northeast corner of the site) will be preserved as open space. It is expected that regionally

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SOURCE: Gibson & Skordal, 2008; Wood Rodgers, 2008; and ESA, 2009

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Figure 5
Potential Impacts to Wetlands

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occurring wildlife species would continue to use the Laguna Creek corridor following project implementation. However, impacts on wildlife movement from the proposed project activities are considered *potentially significant* and will be further evaluated in the EIR.

- e) *Potentially Significant Impact.* Activities associated with the proposed project could result in the removal of native trees protected under the City of Rancho Cordova General Plan and the Sacramento County General Ordinance (including oak trees with a diameter at breast height of 6 inches or greater). The proposed project could result in *potentially significant* impacts.
- f) *No Impact.* The South Sacramento Habitat Conservation Plan is being prepared by the County and is not scheduled for completion and implementation until late 2010 or early 2011. However, the planned on-site and off-site preservation and mitigation measures associated with the proposed project have been made in an effort to be consistent with the draft conservation plan document. Given that there are no conservation plans currently in place in the project vicinity, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

A stratigraphic inventory and paleontological resource inventory were completed to develop a baseline paleontological resource inventory of the proposed project site and surrounding area by rock unit and to assess the potential paleontological productivity of each rock unit. Research methods included a review of published and unpublished literature and a cursory field survey. These tasks complied with Society of Vertebrate Paleontology (1995) guidelines. A cultural resources inventory of the project site was completed in July 2007. The inventory included a

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record search for previous studies and identified resources at the North Central Information Center of the California Historical Resources Information System. A review of historic maps and Native American consultation was also conducted. Review of pertinent literature was conducted to provide the historical background of the project site.

Results of a paleontological records search at the University of California Museum of Paleontology (UCMP) Database indicated no recorded vertebrate fossil sites at the project site. However, there are at least nine recorded Rancholabrean-age vertebrate fossil sites from the Riverbank Formation in the City of Sacramento (EDAW, 2008a). Historically, the project site is located within the Nisenan (or Southern Maidu) sphere of influence. Additionally, the project site is contained within the bounds of the Mexican land grant Rancho Omochumnes. Over the years, the project site has changed ownership many times and has been primarily used for agricultural purposes. A number of historic and/or cultural resources have been identified on the project site. None of these resources were recommended eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHP). A list of these resources is included in Table 1-1 of the *Cultural Resources Technical Report* prepared for the proposed project. A detailed description of the project site's historical, cultural, and paleontologic background is provided in two technical studies prepared for the proposed project: *Arboretum Community Cultural Resources Technical Report* (EDAW, 2008a) and *Arboretum Community Earth Resources Technical Report* (EDAW, 2008b).

Discussion of Impacts

- a) *Potentially Significant Impact.* The various configurations for development would affect some or all of the recorded cultural resources within the boundaries of the project site. However, the resources that would be affected have been evaluated and recommended ineligible for listing in the NRHP and CRHP, with the result that these resources are not "historical" within the meaning of CEQA.

While the technical studies prepared for the proposed project included a record search, review of historical records and maps, and an intensive pedestrian survey, the possibility of encountering unknown, buried resources remains. The technical study did not identify any archaeological resources on the project site (EDAW, 2008b). However, potential unidentified sites may contain materials that make them historical resources or unique archaeological resources under CEQA. Impacts to identified historical resources *are less than significant* while impacts to unidentified historical or archaeological resources are *potentially significant*.

- b) *Potentially Significant Impact.* See discussion (a) above.
- c) *Potentially Significant Impact.* Based on the record search conducted at the UCMP, no previously recorded fossil sites are located at the project site. Most of the project site consists of sediments referable to the Laguna Formation, which are generally devoid of significant vertebrate fossils. No previously recorded fossil sites from this formation are known on the project site or in the surrounding area. Thus, this geologic unit at the project site is considered to have a low paleontological sensitivity, and earth-moving activities within this formation would have *no impact* on unique, scientifically important paleontological resources.

Approximately 150 acres in the southwestern portion of the project site are underlain by sediments of the Riverbank Formation, which is a paleontologically sensitive rock unit

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under the Society of Vertebrate Paleontology guidelines. Vertebrate fossil specimens from sediments referable to the Riverbank Formation have been reported at numerous locations throughout the Sacramento and San Joaquin Valleys in areas adjacent to most of the major cities (EDAW, 2008a).

The occurrence of numerous Pleistocene vertebrate fossil remains in sediments referable to the Riverbank Formation throughout the Central Valley suggests that the potential exists for uncovering additional similar fossil remains during construction-related earth-moving activities at the project site. Because the potential exists for proposed earth-moving activities in the Riverbank Formation at the project site to damage or disturb previously undiscovered unique, scientifically-important paleontological resources, this would be a *potentially significant impact*.

- d) *Potentially Significant Impact.* While the cultural resource survey conducted for the project site did not identify any prehistoric sites that suggest sensitivity for burials, ground-disturbing work may unearth prehistoric human remains that occur in isolation or as part of a larger archaeological site that was not detected during surface surveys. The possibility of affecting potential Native American burials is considered a *potentially significant impact*.

Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS Would the project:				
a) Expose people or structures to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting

The project site is located in the Sacramento Valley, approximately 4 miles south of the American River, and lies centrally within the Great Valley geomorphic province of California. The Sacramento Valley forms the northern third of the Great Valley, which includes approximately 33,000 square miles and fills a northwest-trending structural depression bounded on the west by the Great Valley Fault Zone and the Coast Range, and on the east by the Sierra Nevada and the Foothills Fault zone. The Great Valley is composed of thousands of feet of sedimentary deposits that have undergone periods of subsidence and uplift over millions of years.

With the exception of the Dunnigan Hills fault, located in the Woodland area, the Sacramento Valley has generally not been seismically active in the last 10,000 years. Faults closest to the project site with known or estimated activity during the Holocene are generally located in the San Francisco Bay Area (Bay Area) at least 45 miles to the west and lie within the Coast Range geomorphic province. The nearest active faults include Dunnigan Hills, Great Valley Thrust Zone Segment 4, Great Valley Thrust Zone Segment 5, Green Valley, Concord, and Greenville Fault Zone (EDAW, 2008b). A detailed description of the project site's geologic setting is provided in the *Arboretum Community Earth Resources Technical Report* (EDAW, 2008b).

Discussion of Impacts

a)

- i) *Less Than Significant Impact.* The project site is not located in an Alquist-Priolo Earthquake Fault Zone or other known fault zone, and no faults known to be active within Holocene time are located within 35 miles of the project site; therefore, the potential for surface rupture to cause damage to proposed structures is negligible. Although the project site could be subject to seismic ground shaking from faults 45-50

miles west of the project site along the margin of the Central Valley and in the Coast Range, compliance with the California Building Code (CBC) would require the site's seismic-design response spectrum to be established and incorporated into the design of all new buildings. Roadways, utilities, and structures would be designed to withstand seismic forces per CBC requirements for Seismic Zone 3. Furthermore, potential hazards associated with liquefaction would be negligible because the project site has a fairly deep groundwater table, soils at the project site are relatively stable, and potential sources of seismic activity are a relatively long distance away (EDAW, 2008b). Potential damage to structures from seismic activity and related geological hazards would be a *less than significant* impact.

- ii) *Less Than Significant Impact.* As discussed under i) above, the project site is located in an area in which the probability for strong seismic shaking is low. The proposed project would result in *less than significant* impacts associated with ground shaking.
 - iii) *Less Than Significant Impact.* As discussed above, the project site is located in an area in which strong seismic shaking is unlikely and the water table is generally too low to enable liquefaction. Therefore, the proposed project would result in *less than significant* impacts from ground failure and liquefaction.
 - iv) *No Impact.* The project site is relatively flat with elevations ranging from 110 to 210 feet above mean sea level. The proposed project would have *no impact* associated with landslides, as the flat topography would preclude a landslide event.
- b) *Potentially Significant Impact.* Implementation of the proposed project would include substantial construction activity, including soil removal, trenching, pipe installation, grading and revegetation. Construction activities would result in the temporary disturbance of soil and would expose disturbed areas to winter storm events. Rain of sufficient intensity could dislodge soil particles from the soil surface. Once particles are dislodged and the storm is large enough to generate runoff, localized erosion could occur. In addition, soil disturbance during the summer months could result in loss of topsoil because of wind erosion. Thus, a *potentially significant impact* from soil erosion could result from construction activities associated with the proposed project.
- c) *Potentially Significant Impact.* Expansive soils shrink and swell as a result of moisture change. These volume changes can result in damage over time to building foundations, underground utilities, and other subsurface facilities that are not designed and constructed appropriately to resist the changing soil conditions. Volume changes of expansive soils also can result in the consolidation of soft clays following the lowering of the water table or the placement of fill. Placement of buildings on unstable soils can result in structural failure.

Portions of the project site are underlain by soils with moderate shrink swell potential, which could result in adverse expansion pressure on building foundations, interior floor slabs, and exterior flatwork. Furthermore, several dams and artificially-created levees adjacent to Laguna Creek are composed of artificial fill materials that have a low bearing strength or pose a localized slope stability hazard. Finally, in areas of slow permeability throughout the project site, perched groundwater may be encountered during grading operations, particularly during periods of winter rain. Perched groundwater could result in the need for specialized grading and excavation techniques, as well as extra time for the soil to dry before it could be used as fill material (EDAW, 2008b). Thus, potential

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damage to structures from construction on unstable soils would be a *potentially significant impact*.

- d) *Potentially Significant Impact*. See discussion c) above.
- e) *No Impact*. The proposed project would be connected to a sewer system. Therefore, the proposed project does not propose to use any alternative wastewater disposal systems and *no impact* would occur.

Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS	Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project site has previously been used as rangeland, row crops, and irrigated pasture. The project site contains a 5,000-foot long network of 15-inch polyvinyl chloride pipe for irrigation buried approximately 2 feet underground in portions of the project site. The project site also contains Blodgett Reservoir in the northeast corner of the project site, a corral area for livestock, bee box areas, a lift station that collects irrigation runoff for reuse, sheep barn, and a small strawberry farm in the southwest portion of the project site.

A Phase I Environmental Site Assessment (Phase I) prepared for the proposed project did not identify any recognized environmental conditions¹ associated with the project site. The Phase I did identify the past use of agricultural chemicals and pole-mounted transformers potentially containing polychlorinated biphenyls as potential hazards associated with the project site. While the project site was not listed on any federal, state, or county government lists as a contaminated site, two nearby facilities were registered for use and/or storage of reportable quantities of hazardous materials. The Kiefer Landfill is located approximately 0.25 miles east of the project site and the Sacramento Rendering Company is located approximately 0.5 miles northwest of the project site. In 1985, a leachate release from the landfill was identified and resulted in effects on groundwater. The primary chemicals of concern include tetrachloroethene, trichloroethene, acetone, vinyl chloride, and dichlorodifluoromethane. Groundwater extraction and treatment began in 1995. The Sacramento Rendering Company facility recycles by-products from the meat and poultry industries. Five monitoring wells are located on the Sacramento Rendering Company site and were installed to comply with Waste Discharge Requirement Order no. 5-00-244 of the Central Valley Regional Water Quality Control Board for liquid wastes associated with rendering operations and not as a response to a release of hazardous materials (EDAW, 2008c). A detailed description of the project site's hazards setting

¹ Recognized environmental conditions (RECs) include the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. An REC can also include the presence of hazardous substances or petroleum products even under conditions in compliance with laws.

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is provided in the *Arboretum Community Hazardous and Hazardous Materials Technical Report* (EDAW, 2008c).

Discussion of Impacts

- a) *Less Than Significant Impact.* Hazardous materials would be used in varying amounts during project construction. Construction and maintenance activities would use hazardous materials such as fuels (gasoline and diesel), oils and lubricants, paints and paint thinners, glues, and cleaners (which could include solvents and corrosives in addition to soaps and detergents). Construction workers and the general public could be exposed to hazards and hazardous materials as a result of improper handling or use during construction activities (particularly by untrained personnel), transportation accidents, fires, explosions, or other emergencies. Construction workers could also be exposed to hazards associated with accidental releases of hazardous materials, which could result in adverse health effects. Operation of the project would potentially use hazardous materials such as fertilizers, pesticides, herbicides, household types of cleaning agents, and chemicals for pool maintenance. The project applicant, builders, contractors, business owners, and others would be required to use, store, and transport hazardous materials in compliance with federal, state, and local regulations during project construction and operation. On-site uses that would use hazardous materials after the project is constructed would be required to obtain any necessary permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases.

Because the project would implement and comply with federal, state, and local hazardous materials regulations monitored by the state (e.g., Cal/Occupational Safety and Health Administration, Department of Toxic Substances Control, California Highway Patrol) and/or local jurisdictions (e.g., Sacramento County Environmental Management Department), impacts related to creation of significant hazards to the public through routine transport, use, disposal, and risk of upset would be unlikely with project development. Therefore, this impact would be *less than significant*.

- b) *Potentially Significant Impact.* The Phase I prepared for the project site did not find documentation or physical evidence of recognized environmental concerns in soil or groundwater associated with use of the project site (EDAW, 2008c). Development of the proposed project would involve site grading, excavation for utilities, trenching, dewatering of open trenches, backfilling, and construction of proposed facilities. These actions could result in the exposure of construction workers and the general public to hazardous materials, including petroleum hydrocarbons, contaminated debris, elevated levels of chemicals that could be hazardous, or hazardous substances that could be inadvertently spilled or otherwise spread. Excavation and construction activities at or near areas of currently unrecorded soil and/or groundwater contamination could also expose construction workers and the general public to hazardous materials. If contaminated sites in the area are not remediated before use of the site, then residents and others could be exposed to hazardous materials. Any exposure to hazardous materials could pose a health risk to construction workers and the general public; therefore, this impact would be *potentially significant*.
- c) *No Impact.* There are no schools within 0.25 miles of the project site (EDAW, 2008c). Therefore, the proposed project is expected to result in *no impact* to existing or proposed schools.

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- d) *No Impact.* The proposed project is not located on a site that was included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the Phase I identified the Kiefer Landfill as potential sources of groundwater contamination within 0.5 miles of the project site. A leachate release from the original unlined module of the landfill was identified, which is associated with impacts to groundwater. The groundwater plume has been decreasing in size since groundwater extraction and treatment began in 1995 (EDAW, 2008c). Groundwater monitoring of this plume will continue to be implemented. The proposed project does not propose to use groundwater as a source of domestic water. As a result, implementation of the proposed project would result in *no impact* associated with known hazardous materials sites.
- e) *Less Than Significant Impact.* The project site is not located within an airport land use plan or within 2 miles of a public or private airport (EDAW, 2008c). Therefore, the proposed project would result in a *less than significant* related to safety and public airports.
- f) *Less Than Significant Impact.* The proposed project is not located within two miles of any private airstrip. The nearest private airstrip to the project area is the Rancho Murieta Airport, located more than six miles to the southeast of the project area. Therefore, the proposed project would have a *less than significant impact* associated with hazards near private airstrips.
- g) *Potentially Significant Impact.* Implementation of the proposed project could include construction activities of varying levels over a 15-year period (approximately 2011 through 2026). Although a majority of proposed project construction activities would occur on-site, nearby roadways such as Sunrise Boulevard, Rancho Cordova Parkway, Kiefer Road, Grant Line Road, and SR 16-Jackson Highway would likely be affected intermittently during construction activities. Ongoing construction activities could result in temporary land closures, increased truck traffic, and other roadway effects that could slow or stop emergency vehicles, temporarily increasing response times, and temporarily impeding existing service. Temporary increased response times resulting from potential roadway obstruction during construction would be a *potentially significant impact*.
- h) *Less than Significant Impact.* The project site is currently surrounded by open space areas that are primarily used for rangeland, row crops, and irrigated pasture land. According to the California Department of Forestry and Fire Protection's (CDF's) Fire and Resource Assessment Program, the project site includes areas identified as moderate wildland fire risks and nonwildland fire fuels. Areas identified as moderate wildland fire risks are generally along Laguna Creek and surrounding Blodgett Reservoir, and areas identified as containing nonwildland fire fuels correspond to agricultural and grazing land uses. The project site does not contain any areas identified by CDF as being characterized by Very High Fire Hazards.

The project would potentially expose people or structures to a risk of loss or injury involving wildland fires under the proposed project. The project includes construction of residential and commercial land uses as well as several open space preserves. The proposed project would be required by law to incorporate CBC and Sacramento Metropolitan Fire Department (SMFD) fire prevention standards into new residential and commercial development. In addition, as required by the Rancho Cordova General Plan,

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new commercial and residential must incorporate on-site fire suppression systems into project design.

Complying with CBC regulations, the SMFD fire prevention standards, and other state and local fire safety requirements would minimize wildland fire risks at the project site. The potential increase in wildland fire risks would be considered a *less than significant* impact.

Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY	Would the project:			
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.0 INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting

A large drainage shed (2,250 acres) runs into Blodgett Reservoir and the ephemeral Laguna Creek. The tributary, Sun Creek, has a watershed above the site of 2,050 acres. Very localized drainage occurs in the uplands north of Laguna Creek (Kiefer Preserve) and the uplands north of Jackson Highway (Five Trees Preserve), midway between Sunrise Boulevard and Grant Line Road. Drainage from the hills to the northeast is controlled by releases from the dam at Blodgett Reservoir into the Laguna Creek Channel. This channel leaves the site at the lower southwestern corner. Two agricultural-related ponds are located along the south side of the creek floodplain, located in conjunction with a sump pump that works as part of the agricultural irrigation system. In addition to operating agricultural wells, there are several abandoned well sites scattered throughout the Plan area. (EDAW 2008i.)

3.0 INITIAL STUDY CHECKLIST

Discussion of Impacts

- a) *Potentially Significant Impact.* Construction of the proposed project would result in new impervious surfaces and sources of urban runoff, including pollutants such as oil, grease, gasoline, and other surface pollutants. These constituents could impact water quality on site or in downstream waterways via off-site flows. This impact is considered *potentially significant* and will be discussed further in the EIR. Mitigation including Best Management Practices would be implemented to prevent violations to water quality standards or other stormwater discharge requirements.
- b) *Potentially Significant Impact.* The proposed project includes new impervious surfaces which could potentially decrease groundwater absorption rates. These impacts can be mitigated through on-site detention of stormwater flows and use of vegetated swales for stormwater treatment. Additionally, water demands for the proposed project would be supplied by Sacramento County Water Agency (SCWA) Zone 40. SCWA Zone 40 utilizes groundwater for a portion of municipal demand; thus, added project demands could potentially affect area groundwater supplies. Due to the increase in impervious surfaces and size of water demands, this impact is considered potentially significant.
- c-d) *Potentially Significant Impact.* Conversion of the project site from primarily open space and grazing land to residential and commercial development would alter the existing on-site drainage patterns. Increased impervious surfaces would affect the rate and quantity of stormwater flows, both on and off site, which could cause impacts such as erosion or flooding. Therefore, the proposed project would result in *potentially significant* impacts to existing drainage patterns.
- e) *Potentially Significant Impact.* See discussions (a), , above.
- f) *Potentially Significant Impact.* See discussion (a) above.
- g) *Potentially Significant Impact.* See discussion (a) above.
- h) *Potentially Significant Impact.* See discussions (a) (c), and (d), above.
- i) *Potentially Significant Impact.* See discussions (a) (c), and (d), above.
- j-l) *Potentially Significant Impact.* The project site includes areas which are within the 100-year floodplain, and potential areas of inundation from dam failure associated with Blodgett Reservoir. Development is proposed outside of areas within the floodplain. While dam failure is highly unlikely, the project will include channels to accommodate flows in the event of a dam breach. Due to the potential flooding impacts on the project site, this impact is considered *potentially significant*. The project will include a flood control system which will be incorporated into the overall drainage plan.
- m) *No Impact.* The proposed project is not located near a large body of water or ocean, precluding the possibility of a tsunami or seiche that could impact the project site. Substantial mudflow is not a risk as the topography in the area is generally flat. There w topography of the area in which the project is located is generally flat, mudflows are not a possibility. *No impact* would occur.

3.0 INITIAL STUDY CHECKLIST

Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING Would the project:				
a) Physically divide an existing community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting

The proposed project is located within the Grant Line North Planning Area as identified in the General Plan. The General Plan provides a Conceptual Land Plan for the Planning Area, which includes the following uses: Residential-Mixed Density (R-MD), Residential-Estate/Rural (R-E/R), Residential-Higher Density (R-HD), Village Center (VC), Local Town Center (LTC), Park and Open Space (P/OS) and Natural Resources (NR).

Discussion of Impacts

- a) *Less Than Significant Impact.* The proposed project is located in an undeveloped and rural area of the City. Lands to the northwest, north, and northeast are within a transitional area that is becoming increasingly urban in character, including residential development north of the project site. The project would be an extension of the development occurring and planned for the southern portion of the City. As such, the proposed project would not physically divide an existing community and *less than significant* impacts would result.
- b) *Potentially Significant Impact.* The General Plan includes a Conceptual Land Plan for the Grant Line North Planning Area which includes uses which are generally consistent with the proposed project including mixed-density residential and commercial elements located in village centers or local town centers. An amendment to the existing General Plan will need to occur to allow for specific zoning designations within the project site. As the proposed project conflicts with the existing zoning and requires a more thorough compatibility analysis with the General Plan, this impact is considered *potentially significant*. The EIR will further analyze any conflicts between the General Plan and Arboretum Specific Plan.

3.0 INITIAL STUDY CHECKLIST

- c) *No Impact.* The South Sacramento Habitat Conservation is being prepared by the County and is not scheduled for completion and implementation until late 2010 or early 2011. However, the planned on-site and off-site preservation and mitigation measures associated with the proposed project have been made in an effort to be consistent with the draft conservation plan document. Regardless, given that there are no conservation plans currently in place in the project vicinity the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES Would the project:				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

Approximately 36.5 acres of the project site, in the southwestern corner at the intersection of Sunrise Boulevard and Kiefer Road, are designated as MRZ-2, an area containing or judged likely to contain significant mineral deposits. An existing sand and gravel mining operation is currently located southwest of the project site, south of Kiefer Road and west of Sunrise Boulevard (EDAW, 2008b).

Discussion of Impacts

- a-b) *Potentially Significant Impact.* Implementation of the proposed project would result in a land use designation of parks or open space in a portion of the project site containing known mineral resources. While this land use would not preclude extraction of mineral resources, such extraction would not be a compatible land use with the proposed adjacent residential uses. The *Rancho Cordova General Plan* recognizes that mineral land uses within the Rancho Cordova planning area boundary are in the process of gradual decline as urban development increases. However, project implementation would still result in the loss of an approximately 36.5-acre area where known sand and gravel resources are located. This loss of availability of known mineral resources that would be of future value to the region would be a *potentially significant impact*.

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Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The proposed project is in an undeveloped portion of the City. The major noise source affecting the project site is vehicular traffic along area roadways.

Discussion of Impacts

- a) *Potentially Significant Impact.* Construction of the proposed project would generate temporary increases in noise and groundborne vibration from operation of construction equipment. The primary use developed on the project site would be residential which would not generate significant sources of noise. The proposed project would generate

3.0 INITIAL STUDY CHECKLIST

traffic and associated vehicular noise on local roadways which may be in excess of established noise standards. These are considered *potentially significant* impacts.

- b) *Potentially Significant Impact.* See discussion (a) above.
- c) *Potentially Significant Impact.* See discussion (a) above.
- d) *Potentially Significant Impact.* See discussion (a) above.
- e) *Less Than Significant Impact.* The project is located just over two miles from the Mather Airport and is located outside of the noise contours developed for the airport land use plan. Therefore, the proposed project would not expose people to excessive noise levels from Mather Airport and impacts would be *less than significant*.
- f) *Less Than Significant.* The nearest private airport is Rancho Murieta Airport located approximately five miles southeast of the project site. Due to the distance from the project site, impacts would be *less than significant*.

Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting

The project site is characterized by undeveloped grazing land and open space. The only structure on site is a barn in the western portion of the site, approximately 600 feet east of Sunrise Boulevard.

Discussion of Impacts

- a) *Potentially Significant Impact.* The proposed project would result in a direct population increase of approximately 13,400 new residents in Rancho Cordova through the development of approximately 5,000 residential units and supporting commercial

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development. The number of residential units does not exceed the projections for the Grant Line North Planning Area. The project could indirectly induce growth the extension of infrastructure and increases in demands for goods and services in Rancho Cordova. These direct and indirect impacts are considered *potentially significant*.

- b-c) *No Impact*. No residences are currently located on the project site. Therefore, the project would not displace any existing people or housing, and would have no impact.

Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Setting

The SMFD provides fire protection, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the City of Rancho Cordova and unincorporated portions of Sacramento County.

The Rancho Cordova Police Department contracts with the Sacramento County Sheriff's Department to receive law enforcement services. The contracted services include patrol, traffic enforcement, investigations, and administrative services. The nearest police station is located approximately 8 miles from the project site at 10361 Rockingham Drive.

The project site is located in the Elk Grove Unified School District (EGUSD). The district covers 320 square miles and its boundaries encompass the entire City of Elk Grove, portions of the city of Sacramento and Rancho Cordova, and most of the southern Sacramento County. Currently, elementary school students living in the project area attend Sunrise Elementary, middle school students attend Katherine L. Albiani Middle School, and high school students attend Pleasant Grove High School (EDAW, 2008d).

3.0 INITIAL STUDY CHECKLIST

Discussion of Impacts

- a) *Potentially Significant Impact.* Implementation of the proposed project would result in a need for additional fire protection facilities and personnel to maintain the SMFD response time goal of 5 minutes or less 80% of the time. Currently, the nearest SMFD facility to the project site is temporary Station 68 at 4381 Anatolia Road in Rancho Cordova, approximately 3 miles north of the project site via Sunrise Boulevard (EDAW, 2008d). In the future, SMFD plans to purchase property for a permanent facility in the same area. The temporary Station 68 would continue to provide fire service to the project site until a permanent Station 68 has been completed. Additional fire protection services would be provided by the Regional Fire and Rescue Training Authority, which would dispatch the closest unit to an incident without consideration of fire district boundaries.

Construction and operation of the new SMFD facility required by buildout of the project site or the off-site area could result in potentially significant impacts on the environment. The significance of impacts would be related to the sensitivity of the site for biological, cultural, agricultural, and mineral resources. The facility could result in significant aesthetic, air quality, noise, and traffic impacts depending on adjacent land uses and adequacy of infrastructure. Mitigation measures, design, and infrastructure improvements could reduce the significance of these impacts. The SMFD would be required to comply with CEQA for any new facility construction. New development is responsible for the full cost of additional facilities and equipment needed to adequately protect it. The payment of fire impact fees exclusively funds construction of new growth stations and associated apparatus. Impacts associated with fire protection are *potentially significant*.

- b) *Less than Significant Impact.* Under the proposed project, the estimated residential population at project buildout would be approximately 13,400 persons. Using the city's ratio of one officer to 1,000 residents, a minimum of 13 new police officers would be needed to accommodate project development at buildout. To maintain adequate levels of service, additional officers, facilities, and equipment would be required to serve project development. City Ordinance No. 13-2003 levies a special tax on all taxable parcels on the project site. This tax would be included in new homeowners' property taxes and would be used to pay for new equipment and the startup costs incurred to hire and train each of the new police officers necessary to serve project development. Impacts related to increased demands for police protection facilities, services, and equipment needed to maintain adequate service levels would be *less than significant*.
- c) *Less than Significant Impact.* Implementation of the proposed project would generate approximately 2,078 new elementary school students at project buildout. Two elementary school sites would be dedicated to EGUSD. Elementary schools in EGUSD have an average capacity of 1,200 students. Using this average as the potential student capacity for the elementary schools that could be built on the project site, two elementary schools would have a combined capacity of 2,400 students. Once constructed, the proposed elementary schools would accommodate all the approximately 2,078 new students. Therefore, the proposed school sites would have sufficient capacity to serve the elementary school students generated under the proposed project.

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The proposed project would also generate approximately 608 new middle school students and approximately 1,148 new high school students. A 70-acre middle school and high school combined campus site would be dedicated to EGUSD as part of the proposed project. Once constructed, the new middle school and high school facilities would have sufficient capacity to serve the demands of middle school and high school students. With dedication of land for new schools and payment of state-mandated school impact fees to EGUSD, implementation of the proposed project would have a *less than significant impact* on school services and facilities.

- d) *No Impact.* Please see discussion under the Recreation section below for a discussion of impacts to parks and recreation.
- e) *No Impact.* The proposed project does not include, nor does it require the construction of any other public facilities other than those discussed in discussions a) through c) above and in the Recreation section below. No currently adopted Policies or ordinances of either the City or any Responsible Agency would require such facilities to be constructed as a result of the proposed project. Therefore, *no impact* is expected.

Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project site is located within an area that has access to a number of regional recreational opportunities, including Folsom Lake State Recreation Area, American River Parkway, Prairie City State Vehicular Recreation Area, and the Sacramento-San Joaquin Delta. The project site is located within two of the Cordova Recreation and Park District (CRPD) planning areas for future growth: Sunrise Douglas and Laguna Creek. The nearest existing park facilities to the project site are located in the Mather and Sunrise Douglas Planning Areas. The Mather Planning Area contains four facilities – a shooting center, a sports center, and 6- and 7-acre neighborhood parks. The Sunrise Douglas Area contains one community park and three neighborhood parks (EDAW, 2008e).

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Discussion of Impacts

- a) *No Impact.* The proposed project would include a parks and open space system that would include active, passive, formal, and natural areas for recreational opportunities. The City of Rancho Cordova and CRPD require new residential development to dedicate parkland to CRPD at a rate of 5 acres per 1,000 residents. Residential development under the project would produce up approximately 5,000 dwelling units, including a proposed mix of single-family and multi-family residential. The proposed project identifies a conservative estimate of 2.95 persons per dwelling to estimate the number of residents for the project. The proposed project would generate a population of over 14,700 residents, which would require 73.8 acres of parkland to meet the standard. The project would result in the development of 123.4 acres of parkland, including community and neighborhood parks and Blodgett Reservoir. Implementation of the proposed project would result in a surplus of parkland. The proposed project would provide sufficient park facilities to meet the demand generated by the project population at buildout. Consequently, the project would result in *no impact* to existing park facilities.
- b) *Potentially Significant Impact.* See discussion a) above. The proposed project includes a private recreation center, five private parks, and one public park. The environmental impact of the construction and operation of on-site park facilities is addressed throughout this checklist. Therefore, construction and operation of these parks will result in *potentially significant* environmental impacts. These impacts will be discussed in the EIR.

Transportation/Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Setting

Plan area roadways include Grant Line Road, Jackson Highway, Sunrise Boulevard, Rancho Cordova Parkway and Kiefer Boulevard. Regional access is from Highway 16 (Jackson Highway) and Highway 50.

Discussion of Impacts

- a-b) *Potentially Significant Impact.* The proposed project would add traffic to local roadways, which could result in reductions in level of service and potential safety hazards for both the near-term and cumulative scenario. This impact is considered *potentially significant*.
- c) *Less Than Significant Impact.* The proposed project does not involve aviation-related uses. The proposed project is located just over two miles from the Sacramento Mather Airport; however, the project site is not located within the airport safety zone. Therefore, the impact is considered less than significant.
- d) *Less Than Significant Impact.* The proposed project includes on-site roadways which would be designed consistent with all applicable City of Rancho Cordova Transportation Engineering standards. The roadways within the project site would not be a main route for incompatible uses such as agricultural equipment. As the project would be required to meet local road standards and incompatible uses are not anticipated, impacts would be *less than significant*.
- e) *Potentially Significant Impact.* The proposed project includes the construction of new roadways which could potentially limit emergency access to areas of the site. The proposed project could result in *potentially significant* impacts relating to emergency access.
- f) *Less Than Significant Impact.* Parking requirements are included in the City Zoning Code which would ensure that adequate parking will be available. Consistency with City Zoning Code requirements will be determined during the Design Review stage of the

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project, following approval of the final map. Therefore, the proposed project will provide adequate parking upon final approval and *less than significant* impacts would occur.

- g) *Potentially Significant Impact.* The proposed project would add alternative transportation within the City which could potentially conflict with the City's General Plan Circulation Element or Transit Master Plan. This impact is considered potentially significant.

Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS	Would the project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Setting

The project site is located in the service area of the Sacramento Regional County Sanitation District 1 (CSD-1). This sewer utility operates the regional wastewater conveyance system and the Sacramento Regional Wastewater Treatment Plant located in Elk Grove.

The project site is located within the service area of the SCWA Zone 40. No public water supply or distribution system currently exists within the Plan Area. SCWA's water supplies include surface water and groundwater resources.

The City of Rancho Cordova's residential solid waste and recycling is collected by an independent contractor, Allied Waste. Solid waste and recycling collected in the City is transported to one of three landfills: Sacramento County Landfill (Kiefer Landfill), Forward Landfill, and Lockwood Regional landfill (City of Rancho Cordova, 2008; 2009).

Discussion of Impacts

- a) *Potentially Significant Impact.* According to the CSD-1 Draft Master Plan Update (2006), each new Equivalent Single-family Dwelling Unit² (ESD) is projected to generate 310 gallons per day (gpd) of additional wastewater. The general assumption used for wastewater generation is 6 ESD's per acre of low-density residential (CSD-1, p. 2-11, 2006). The proposed project includes approximately 615.5 acres of residential and would therefore produce approximately 3,693 ESD's of wastewater or 417.9 million gallons per year (approximately 1,144,830 gallons per day). Wastewater generated by the proposed project could result in potentially significant impacts associated with wastewater treatment requirements. This issue will be further addressed in the EIR.
- b) *Potentially Significant Impact.* The proposed project would accommodate up to 5,000 residential units in an area currently characterized by rural agriculture. The proposed project would result in an average wastewater contribution of approximately 5.86 million gallons per day to the existing system. The project site would be served by the Sacramento County Regional Sanitation District. Implementation of the proposed project would necessitate the expansion of sewer lines. Sewer lines from the proposed project would connect to either the Mather Interceptor Line, Chrysanthy force main, and/or the Anatolia force main or other planned interceptors. Wastewater would be transported to the Sacramento Regional Wastewater Treatment Plant near Elk Grove. The environmental impact of the construction of on-site wastewater facilities is addressed as a part of the proposed project in the checklists of this Initial Study. Construction and operation of these facilities would result in *potentially significant* environmental impacts. These impacts will be discussed in the EIR.
- c) *Potentially Significant Impact.* See discussion c) in Hydrology and Water Quality section of checklist for information on stormwater drainage facilities. The environmental impact of the construction of stormwater drainage facilities is addressed as a part of the proposed project in the checklists of this Initial Study. Therefore, construction and

² One Equivalent Single Family Dwelling Unit is a measurement of wastewater generation equal to the wastewater generation from one single family residence.

3.0 INITIAL STUDY CHECKLIST

operation of these facilities would result in *potentially significant* environmental impacts. These impacts will be discussed further in the EIR.

- d) *Potentially Significant Impact.* The proposed project would use an average of approximately 2,417 acre-feet of water per year, or about 2,997 gallons of water per day. Development of the proposed project would receive water service from a variety of sources during the various development phases. As part of the development of the proposed project, potable water service would need to be expanded to the project site to accommodate the additional demand and infrastructure needs.

The proposed project would be supplied by SCWA with surface water from the Sacramento River. SCWA has master plans that set forth the supply and conveyance system to serve existing and future demands. The westerly half of the project site is within the area currently planned for development prior to 2030. The project would be required to obtain an initial water service availability letter and obtain an SB 221 letter prior to approval of maps for the proposed project. Water treatment and conveyance facilities are planned for the supply of water to the proposed project. Since water supply for the proposed project is not entirely secured and associated water facilities would still need to be constructed, this impact is *potentially significant* and will be analyzed further in the EIR.

- e) *Potentially Significant Impact.* See discussions a) and b) above.
- f) *Less Than Significant Impact.* The proposed project would be served by Allied Waste, which collects residential and commercial solid waste and transports any non-recyclable material to the Forward Landfill in Manteca, CA or the Lockwood Regional Landfill in Nevada (City of Rancho Cordova, 2009). The California Integrated Waste Management Board utilizes a standard generation rate for solid waste from residents of 0.36 tons per year per resident (City of Rancho Cordova, 2006). Assuming that the proposed project would result in adding up to 14,000 new residents (2.92 residents per single family detached, 2.48 residents per single family attached, 1.73 multi-family for sale, and 1.96 multi-family for rent), up to 5,040 tons per year of solid waste will be generated by the proposed project. Calculated for daily solid waste production, the proposed project will result in approximately 13.8 tons per day. The approximate daily intake capacities of all landfills that may serve the project (both during construction and after) are shown in **Table 1** below.

**TABLE 1
REGIONAL LANDFILL CAPACITY AND PROJECT CONTRIBUTION OF SOLID WASTE**

Landfill Name	Maximum Daily Intake (Tons)	Current Daily Intake (Tons)	Excess Daily Intake Available (Tons)	Maximum Project Contribution (Percent) ¹
Sacramento County Landfill (Kiefer)	10,815	6,362	4,453	0.22
Forward Landfill	8,668	791	7,877	1.74
Lockwood Regional	N/A	4,000	N/A	0.35

Source: Current and maximum daily intake: GP DEIR, p. 4.12-57.

Notes: ¹Maximum Project Contribution represents the percentage increase the proposed project would have in daily intake for any one facility, assuming that all of the solid waste from the proposed project was transported to that facility. The actual contribution of the proposed project to any one facility would be less as recycled material is removed prior to transportation.

3.0 INITIAL STUDY CHECKLIST

As shown in **Table 1** above, the maximum that the proposed project would contribute to any one facility is 1.74 percent of that facility's current daily intake. Therefore, the proposed project would not contribute a significant quantity of solid waste to any disposal facility and no expansion of any facility is expected. The proposed project would result in *less than significant* impacts related to the capacity of any landfill.

- g) *Less Than Significant Impact.* The proposed project would be served by an existing waste handling service, provided by Allied Waste for other residential land uses in the City (City of Rancho Cordova, 2009). Allied Waste operates consistent with federal, State, and local statutes and regulations. All landfills that would serve the proposed project also conform to all applicable statutes and regulations. Therefore, the proposed project would result in *less than significant* impacts.

Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.0 INITIAL STUDY CHECKLIST

Discussion of Impacts

- a) *Potentially Significant Impact.* As demonstrated in the sections of the checklist above, the proposed project is anticipated to result in *potentially significant* impacts related to biological and cultural resources.
- b) *Potentially Significant Impact.* As the proposed project would develop a master planned village community in a previously undeveloped area the potential for conflict with environmental goals exists and will be analyzed in the EIR. This impact is *potentially significant*.
- c) *Potentially Significant Impact.* As discussed under the traffic section, the project could have potentially significant cumulative impacts. The conceptual plans in the project vicinity as well as build-out of the City General Plan include additional residential and commercial development which could be cumulatively considerable in several environmental issue areas.
- d) *Potentially Significant Impact.* As discussed through the checklist above, there are several issue areas that contain *potentially significant* impacts. Substantial adverse effects on human beings could occur from effects to air quality, biological resources, flooding, water quality, hazardous issues, noise, and traffic safety, among other project impacts.

4.0 DETERMINATION

On the basis of the Initial Study:

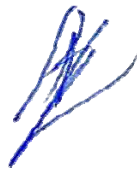
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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 project proponent. 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 will be prepared.

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

I find that, although the proposed project could have a significant effect on the environment, there will NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

1/19/09

Date

Patrick Angell, AICP

Printed Title

For

5.0 REPORT PREPARERS

5.1 LEAD AGENCY

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5.2 REPORT PREPARATION

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