

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** The Preserve at Sunridge (formerly Sunridge Village)
2. **Lead Agency Name and Address:** City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
3. **Contact Person and Phone Number:** Hilary Anderson (916) 361-8384
4. **Project Location:** The proposed Preserve at Sunridge project site is located in eastern Sacramento County, within the city limits of Rancho Cordova and the Sunrise Douglas Community Plan (SDCP) area. The approximately 530.1-acre project site is generally located five-miles south of U.S. 50, east of the Folsom South Canal (FSC), south of Douglas Road, north of Jackson Road/State Route 16 (SR 16), and west of Grant Line Road. Sunrise Boulevard is approximately one-mile west of the project site.
5. **Project Sponsor's Name and Address:** River West Investments
7700 College Town Drive Suite 109
Sacramento, CA 95826
Phone (916) 379-0966
Fax (916) 379-0915
6. **General Plan Designation(s):** Urban Development Area.
7. **Zoning:** Permanent Agricultural Extensive Land Use Zone (AG-80)
8. **Community Plan/Specific Plan:** The proposed project is located within the SDCP area and adjacent to the SunRidge Specific Plan (SRSP) area. The project site is bounded by Sunridge Park and Sunridge Lot J to the north, the proposed Suncreek Specific Plan (SCSP) to the south and east, and the approved SRSP Anatolia developments to the west.
9. **APN Number:** 067-0040-008
10. **Description of the Project:** The Preserve at Sunridge would include single-family residential, multi-family residential, commercial and office, a neighborhood park, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors on the approximately 530.1-acre site. As proposed by the applicant, the project would include 2,415 units of single-family residential in various residential densities (RD) of RD-5, RD-7, RD-10, and RD-15 on 292.3 acres and 288 units of high-density residential RD-30 (multifamily) on 11.2 acres. A summary of the project's land uses, acreages and residential units is provided in **Table 1** below. As indicated in **Table 1**, buildout of the project would result in a total of 2,703 residential units.

**TABLE 1
SUMMARY OF LAND USES**

Land Use/ Zoning Designation	Land Use	Acres (Net)	Acres (Gross)	Units (if applicable)
LDR and MDR ⁽¹⁾	Single-Family Residential	280.8	292.3	2,415
HDR/RD-30	Multi-Family Residential	9.6	11.2	288
Commercial/Office	Shopping Center	17.0	21.6	-
LDR/O	Neighborhood Park	16.7	22.3	-
LDR/RD-5	Elementary School	10.9	12.0	-
LDR/RD-10	Detention/Water Quality Basin	17.0	18.1	-
LDR/RD-5	Detention/Water Quality	6.0	6.0	-
OS/O	Open Space/Wetland Preserve	89.7	92.4	-
OS/O	Parkway/Drainage Corridor	19.8	20.8	-
LDR/RD-10	Parkway	0.4	0.5	-
LDR-RD-7	Parkway	2.9	3.1	-
LDR/RD-5	Parkway	2.5	2.5	-
-	Landscape Corridor	4.23	-	-
Subtotal	-	477.53	502.8	-
Total	-	-	530.1	2,703

Notes: 1. Ranging in residential densities of RD-5 through RD-15.
 2. Landscape corridor totals are included in gross acreages of above parcels. Gross acreages include all streets and landscape corridor lots. Net acreages include minor residential streets only. The proposed Large Lot/Small Lot Tentative Subdivision Map is depicted in Figure 3.

11. Surrounding Land Uses and Setting: The proposed project site is bounded by approved and planned projects within the SunRidge Specific Plan area, which is located generally north and west of the site. Additionally, the proposed Suncreek Specific Plan (SCSP) area is located to the south and east of the proposed project site.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

- 1) City of Rancho Cordova
- 2) U.S. Army Corps of Engineers (USACOE)
- 3) U.S Fish and Wildlife Service (USFWS)
- 4) Elk Grove Unified School District (EGUSD)
- 5) California Department of Fish and Game (CDFG)
- 6) Central Valley Regional Water Quality Control Board (CVRWQCB)
- 7) Sacramento Metropolitan Air Quality Management District (SMAQMD)
- 8) Sacramento County Water Agency (SCWA) Zone 40
- 9) Sacramento County Regional Sanitation District (SCRSD)
- 10) Sacramento County Sanitation District No. 1 (CSD-1)
- 11) Cordova Recreation and Park District

13. The use of a Master EIR and subsequent restricted environmental review:

In June 2002, the Sacramento County Board of Supervisors certified a Master EIR for the Sunrise Douglas Community Plan and the SunRidge Specific Plan. The Preserve Project is part of the Community Plan area covered by that Master EIR. A Master EIR is intended to provide a detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based. A Master EIR must, to the greatest extent feasible, evaluate the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects. The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures (see Public Resources Code section 21156.)

A Master EIR enables a lead agency to perform limited environmental review of subsequent projects proposed within five years of certification of the Master EIR, in accordance with the following requirements:

- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the Master EIR.
- The lead agency prepares an Initial Study that analyzes (1) whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR, and (2) whether the subsequent project was described in the Master EIR as being within the scope of the project.
- If the lead agency determines that a subsequent project will have no significant effect on the environment not previously identified in the Master EIR and that no new or additional mitigation measures or alternatives may be required, no new environmental document may be required. However, the lead agency must make a written finding that the subsequent project is within the scope of the project covered by the Master EIR, and must incorporate all feasible mitigation measures or feasible alternatives set forth in the Master EIR that are appropriate to the project.
- If the lead agency determines that a subsequent project may have an additional significant effect on the environment that was not identified in the Master EIR, the lead agency must prepare either a mitigated negative declaration, an EIR or a focused EIR.

(Pub. Resources Code, § 21157.1.)

The Sunrise Douglas Community Plan/Sun Ridge Specific Plan Master EIR was “tiered” from the Sacramento County General Plan Update EIR and, as noted above, is a Master EIR upon which the environmental review for future development projects within the planning area, such as the Preserve at Sunridge project, may rely. Subsequent projects expected to be within the scope of the Sunrise Douglas Community Plan/Sun Ridge Specific Plan Master EIR would include future planning/development approvals for properties within the Community Plan area that are consistent with the permissible development densities and intensities established by the Community Plan, such as the Preserve at Sunridge project, studied in this Initial Study and the forthcoming EIR (*Ibid.*)

In addition to the rules governing the preparation and use of master EIRs, other provisions of the California Environmental Quality Act govern site-specific review of the project at hand. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an

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approved general plan, community plan, or zoning action for which an EIR was prepared to environmental effects that are “peculiar” to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The Preserve at Sunridge project is a qualified project pursuant to Section 21083.3 (a), which provides in pertinent part:

- (a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.
- (b) If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

The Preserve at Sunridge parcels were designated for urban uses with the adoption of the Sunrise-Douglas Community Plan. Specifically, the project site is located within areas designated in the Community Plan as “Village F” and “Village C,” for which land use allocations and densities were set within the text of the Community Plan. (See SDCP, pp. 3-5—3-6.) The proposed project is consistent with these existing allocations, requesting no additional density or divergence from the proposed land use distribution.

The Sunrise Douglas Community Plan EIR studied the environmental impacts arising from full development of the uses proposed within those planning areas. Accordingly, the SDCP/SRSP project is a qualified project within the meaning of Section 21083.3 both under subsection (a) and (b). Further analysis was required, however, prior to making a determination of the appropriate environmental document for the processing of the Preserve at Sunridge project.

CEQA Guidelines Section 15183 provides guidance on the criteria to be used in making a determination as to whether Section 21083.3 will apply. Specifically, Guideline Section 15183, subdivision (b), provides as follows:

- (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
 - (1) Are peculiar to the project or the parcel on which the project would be located, and
 - (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Initial Study for the Preserve at Sunridge project is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is utilized for the Preserve at Sunridge project. Most importantly, it summarizes the findings of the County relating to the prior EIR and how the criteria set forth in Guidelines Section 15183 have been met.

Guideline Section 15183, subdivision (f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

- (f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

The SDCP/SRSP EIR studied the environmental effects of the approval of a General Plan Amendment, Community Plan Amendment, adoption of the Sunridge Specific Plan, Rezone, Zoning Ordinance Amendment, General Plan Transportation Diagram Amendments, 2010 Bikeway Master Plan Amendments, Large Lot Tentative Subdivision Map and an Amendment to existing Williamson Act contracts. The SDCP/SRSP EIR considered such changes in the context of the Sunrise Douglas/Sunridge project area, taking into consideration the overall impacts of the development of the entire area. The SDCP/SRSP EIR identified a number of potentially significant impacts associated with the development of the Community Plan, including some that could not be feasibly mitigated to less than significant levels. In approving the SDCP/SRSP project, the Sacramento County Board of Supervisors adopted findings of fact and a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels.

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Impacts deemed significant and unavoidable based on both project specific and cumulative impact.

- Wetland impacts
- Special status species impacts
- Certain traffic impacts
- Certain air quality impacts

Impacts deemed potentially significant and mitigable.

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

The section entitled "Summary of Impacts and Their Disposition," beginning on page 17.1 of the SDCP/SRSP EIR, provided a summary of the findings leading to the conclusions of significance for each of the categories listed above. In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study for the Preserve at Sunridge project.

The Preserve at Sunridge Initial Study hereby incorporates the SDCP/SRSP EIR by reference. The SDCP/SRSP project received final approval on July 17, 2002. The Sacramento County Board of Supervisors certified the Sunrise Douglas/SunRidge EIR as adequate and complete on June 19, 2002. As noted earlier, the SDCP/SRSP EIR is a Master EIR, and the discussions of general issues included in it are in some cases applicable to the Preserve at Sunridge project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" 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 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 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 type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Population and Housing | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis on this initial evaluation:

- 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 significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains 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.

H Anderson
Signature

January 26, 2005
Date

Hilary Anderson
Printed Name

City of Rancho Cordova
For

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the proposed project would have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

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 projects 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 category also applies when the impact has been previously addressed and it has been determined that there are no new impacts created by the project. 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.
- 5) "Potentially Significant Unless Mitigation Incorporated" 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) "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.
- 7) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.
- 8) Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

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- 9) Impacts that were originally classified as potentially significant on previous documents may now be indicated as less than significant. These particular impacts will be marked as "Less than Significant Impact" if the project does not create any new impacts for the project area than those previously evaluated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less than Significant Impact/Reviewed Under Previous Document.* The Preserve at Sunridge project’s potential visual resource impacts were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (SDCP/SRSP EIR) (State Clearinghouse SCH#97022055, page 4.32). Existing mid-range views from the site consist of rural homesteads, limited agriculture operations, and open space. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations and military/airport operations. Implementation of the project would not result in the loss of aesthetic or visual resources that were not already considered in the SDCP/SRSP EIR; therefore, this impact is considered *less than significant* and will not be readdressed in the EIR.
- b) *Less Than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP EIR addressed the Community Plan’s potential to substantially damage scenic resources on and in the vicinity of the project site. (SDCP/SRSP FEIR page 4.32) The nearest highways are U.S. 50 and State Route 16/Jackson Highway (SR 16). U.S. 50 is located approximately 4 miles north of the project site and SR 16 is approximately 4 miles south of the project site. Due to these distances, implementation of the proposed project is not anticipated to affect views from these highways. In addition, SR 16 is not designated as a state scenic highway in the vicinity of the project site. The project’s scenic highway view impacts are anticipated to be *less than significant* and will not be readdressed in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* The entire Community Plan area is specifically identified in the County General Plan as an Urban Development Area and falls within the Urban Service Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of land to urban uses, (iii) compatibility with the surrounding area, (iv)

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loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the Master EIR. The Master EIR noted that development of the project area would include various intensities of development, which could substantially alter existing views and conflict with the scale of existing structures and the rural character of these areas. The introduction of urban land uses onto the project site would substantially alter the present nature of the existing viewshed; therefore, this impact is considered *potentially significant* and will be further addressed in the EIR.

d) *Potentially Significant Impact/Reviewed Under Previous Document.* See c) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
<p>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</p>					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is depicted on the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G) and Farmland of Local Importance (L). Grazing Land is suitable for the grazing of livestock and Farmland of Local Importance are generally crop and irrigated pasture lands, which do not qualify as Prime or Unique farmland. As such, the proposed project site would not convert Prime, Farmland of Statewide Importance, or Unique Farmland to non-agricultural uses. The Master EIR concluded that these impacts had been globally addressed in the County’s General Plan EIR, which examined the conversion of the area’s agricultural uses to urban uses. (Master EIR, p. 4.31.) Additionally, the SDCP’s potential impacts on agricultural resources were adequately evaluated in the Master EIR; therefore, this impact is considered *less than significant* and will not be addressed in the subsequent EIR.

b) *Less than Significant Impact/Reviewed Under Previous Document.* As previously discussed, the entire SDCP area, which includes the proposed project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area (UDA) and falls within the Urban Services Boundary (USB). Issues resulting from the conversion of agricultural land to urban uses, compatibility with the surrounding land uses; and the loss of open space were globally addressed in the Master EIR. Furthermore, the Master EIR previously examined the impact of the potential development within the SDCP/SRSP areas on existing and adjacent agricultural uses. (SDCP/SRSP EIR, pp. 4.19, 4.30–4.31.) The Master EIR concluded that these

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impacts had been globally addressed in the County's General Plan EIR, which examined the rezoning and conversion of the area's agricultural lands for residential development and other urbanized uses. (SDCP/SRSP FEIR, p. 4.31.) The project site is not under a Williamson Act contract; therefore, the project's conflicts and potential impacts with existing zoning, nearby agricultural uses, and Williamson Act contracts are considered *less than significant* and will not be readdressed in the EIR.

- c) *Less than Significant Impact/Reviewed Under Previous Document.* As noted above, in b), the project site is located in an area which was designated in the Sacramento County General Plan as an UDA and also falls within the Sacramento County USB. As such, implementation of the project is not anticipated to result in the further conversion of agricultural land to urbanized uses; therefore, this impact is considered *less than significant* and will not be readdressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan (Attainment Plan), which describes the local implementation measures to achieve the federal and state air quality standards. To comply with the Attainment Plan, the proposed project is proposing a mixture of complementary uses (i.e., commercial and residential zones) within ½ mile from the project’s boundaries, and bikeway and pedestrian circulation facilities. The proposed project is not expected to conflict or obstruct with SMAQMD’s Air Quality Attainment Plan; however, project-specific impacts will be further evaluated in the Preserve at Sunridge EIR.

- b) *Potentially Significant Impact/Reviewed Under Previous Document.* All new development projects are subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Implementation of the proposed project may contribute to potential violations and exceed established SMAQMD standards; therefore, this issue will be further addressed in the EIR.

- c) *Potentially Significant Impact/Reviewed Under Previous Document.* The SMAQMD is currently in non-attainment status for State and Federal standards for ozone and particulate matter less than 10 microns in diameter (PM10). Buildout of the Community Plan area, which

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includes the project site, would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for established standards. The project's contribution to regional and local air quality non-attainment for ozone, PM10, and other potential pollutants will be further addressed in the EIR.

- d) *Potentially Significant Impact/Reviewed Under Previous Document.* The Preserve project proposes residential, open-space, and park land uses, which are not typically associated with substantial pollutant concentrations. Additionally, there are no land uses in the immediate or surrounding vicinity, which are known to emit substantial pollutant concentrations; however, potential project-specific related impacts will be further evaluated in the EIR.
- e) *Less than Significant Impact/Reviewed Under Previous Document.* The project's proposed land uses are not typically associated with objectionable odor concentrations. The Sacramento Rendering Plant is located approximately 2 miles southwest of the project site. The Master EIR evaluated this issue and determined it to be *significant and unavoidable*. The Board of Supervisors adopted a revised Mitigation Measure LA-3 in the SDCP/SRSP EIR, which conditions the issuance of building permits within the Sunridge Specific Plan area on the future implementation of odor control systems at the rendering plant. The required odor control improvements have been made to the Sacramento Rendering Plant. Therefore, this mitigation measure has been satisfied. This impact will not be addressed in the EIR

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* The proposed project site contains suitable habitat for special status species. Impacts to special-status species were globally (non site-specific) evaluated in the Master EIR. The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable for the reason that site-specific information for the area was not yet available. Site specific surveys have identified the presence of special-status species occurring on-site; therefore, this impact is considered potentially significant and will be further evaluated in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. Additionally, the project site contains wetlands and vernal pools, which is suitable habitat for sensitive wildlife communities (i.e., vernal pool fairy and tadpole shrimp); therefore, this impact is considered potentially significant and will be further addressed in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) and b) above. Impacts to wetlands were globally (non site-specific) evaluated in the Master EIR (pp. 14.22–14.24.). The proposed project site contains federally protected wetlands (i.e., vernal pools, ponds and/or wet swales), which could be disturbed by grading and other site preparation activities. The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR. A site-specific, USFWS verified wetland delineation is required to determine the extent of wetlands and vernal pools that are present on the project site and to identify appropriate mitigation for the loss of such resources. Therefore, this impact is considered potentially significant and will be further evaluated in the EIR.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project is not anticipated to interfere with the movement of any fish or wildlife species. However, as discussed in c) above, the project site contains wetlands and vernal pools and implementation of the project may impede the movement of special-status species; therefore, this impact is considered potentially significant and it will be readdressed in the EIR.
- e) *No Impact/Reviewed Under Previous Document.* Foothill and Associates conducted a tree survey on the project site on November 10, 2004, which indicated that the site was treeless. Therefore, no conflicts with tree preservation policies or ordinances would occur and no impacts would result.
- f) *Potentially Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County or a natural community conservation plan for the SDCP area. Sacramento County is in the process of developing the South Sacramento Habitat Conservation Plan for the southern and eastern portions of the County. The boundaries of the HCP would include the City of Rancho Cordova. In addition, the project may conflict with a wetland avoidance/preservation strategy, which is being developed in coordination between the USFWS, the U.S. Environmental Protection Agency (EPA), USACOE, and the development community. Therefore, this impact is considered potentially significant and will be further addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in " 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to " 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* As indicated above, limited Cultural Resource surveys were conducted and evaluated in the Master EIR. The Master EIR identified mitigation to reduce potential impacts on cultural and historical resources within the Community Plan area (p. 15.9). Implementation of the project is not expected to result in any new cultural resource impacts; however, project-specific survey results are required to identify any known or unknown cultural, historic, archeological, or paleontologic resources that may be present on site. Therefore, cultural resource impacts are considered *potentially significant* and will be further evaluated in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. Additionally, there are no known cemeteries on the project site or in the immediate vicinity; however, due to the large past Native American population, the primary concern is the disturbance of hidden or unmarked sites, such as gravesites or other areas of spiritual significance. Therefore, this impact is considered *potentially significant* and will be further addressed in the EIR.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a) The reader is referred to "i through iv below"

- (i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items (ii, iii, and iv) were previously discussed in the Master EIR and were determined to be *less than significant* and did not require mitigation (pp. 13.18-13.19). Therefore, this impact is also considered *less than significant* for the proposed project and will not be further addressed in the EIR.
 - (ii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to a (i) above. The project site is not located within a Alquist-Priolo Fault zone; therefore, the potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area. The project would be required to comply with any seismic standards enforced by the Uniform Building Code (UBC), which would ensure that potential ground rupture impacts remain *less than significant*. This issue will not be readdressed in the EIR.
 - (iii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to a (i) above. The soil types of the proposed project site consists mostly of Redding gravelly loam, with slopes from 0 to 8 percent and Redding-Bluff Redding complex, with slopes ranging from 0 to 5 percent. These soils types have very slow permeability moderate shrink-swell potential, low strength, and moderate to high water erosion; however, are they are not associated seismic related ground failure or liquefaction related impacts. Therefore, this impact is anticipated to be *less than significant* and will not be readdressed in the EIR.
 - (iv) *Less than Significant Impact/Reviewed Under Previous Document.* See response to a) (i) above. As discussed in (iii), the project site is characterized by flat terrain and gently sloping topography, with slopes ranging from 0 to 8 percent. Therefore, the potential for landslides is considered very low and this impact is considered *less than significant* and will not be readdressed in the EIR.
- b) *Less than Significant Impact/Reviewed Under Previous Document.* Grading and other construction activities associated with the Preserve at Sunridge project would remove existing vegetative cover and expose on-site soils to wind and surface water runoff. The project is subject to the City of Rancho Cordova Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. Therefore, less than significant soil erosion and runoff impacts are anticipated and these issues will not be readdressed in the EIR.
- c) *Less than Significant Impact/Reviewed Under Previous Document.* As previously discussed, see a) (iii) above, the soil groups present on the project site have high percentages of clay and moderate shrink-swell characteristics. Compliance with standard construction (UBC) requirements would mitigate potential expansive soil constraints and impacts to less than significant and this issue will not be readdressed in the EIR.
- d) *Less than Significant Impact/Reviewed Under Previous Document.* See c) above.
- e) *Less than Significant Impact.* The proposed project would not use septic tank systems or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1

INITIAL STUDY CHECKLIST

(CSD-1) facilities; therefore, there is less than significant impacts are anticipated and will not be readdressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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 checked="" 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 checked="" 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"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed project would include residential development of various densities, parks, landscape corridor lots, and an elementary school. These land uses are not typically associated with the use of large amounts of hazardous materials. Additionally, these land uses do not, generally, involve the routine transport of hazardous materials. Therefore, implementation of the project is expected to result in *less than significant* hazardous material transportation and disposal related impacts. This impact will not be readdressed in the EIR
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would include the use of heavy equipment for grading purposes and other construction activities. The use of heavy equipment generally involves the use of flammable hazardous substances (i.e., solvents, fuels, and oils, etc.). In addition, the project site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to construction workers and people in the immediate vicinity. The Master EIR determined that these potentially significant impacts could be mitigated to a *less than significant* level through the imposition of mitigation measures requiring inspection and removal of these hazards. This impact is considered *potentially significant* and will be further evaluated in the EIR.
- c) *Less than Significant Impact/Reviewed Under Previous Document.* There are elementary schools and one middle/high school proposed in the SDCP area, with one elementary school site proposed on the Preserve at Sunridge project site. Development of the project is not expected to result in the release of acute hazardous materials adversely affecting the proposed on-site elementary school site or other school sites within the SDCP area. Therefore, this impact is considered *less than significant*.
- d) *Less than Significant Impact/Reviewed Under Previous Document.* Preparation of the Master EIR included review of the various federal, state, and county databases. This review indicated sites which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 within one-mile of the Community Plan area. The sites include, but are not limited to, the former Mather Air Force Base, McDonnell Douglas, Kiefer Landfill, White Rock Road North Dump, Azteca Construction, and Sacramento Salvage Pool. These sites are not expected to adversely affect development of the proposed project. Remediation efforts are being conducted on an on-going basis to monitor groundwater contamination resulting from past McDonnell Douglas/Aerojet operations. Regional groundwater contamination is not anticipated to be an issue for the project, as the water would be supplied through the conjunctive use of surface, ground, and reclaimed water, conveyed through SCWA facilities. In addition, the Master EIR determined that the *potentially significant* impacts arising from the contamination of groundwater via existing wells could be mitigated to a *less than significant* level through the imposition of mitigation measures requiring inspection and destruction of these existing wells. Due to the ongoing efforts regarding hazardous material cleanup in the area, project-specific details regarding hazardous material sites will be further discussed in the EIR.
- e) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento Mather Airport, but is within two miles of the facility. Implementation of the project would not adversely affect operations of this facility and is not anticipated to result in safety related

hazards or adverse impacts to people residing or working on the project site. Therefore, this impact is considered *less than significant* and will not be readdressed in the EIR.

- f) *No Impact*. The proposed project site is not located within the vicinity of a private airstrip. Therefore, *no impacts* are anticipated and this impact will not be readdressed in the EIR.
- g) *Less than Significant Impact/Reviewed Under Previous Document*. Implementation of the proposed project would not conflict with the *Sacramento County Multi-hazard Disaster Plan*, the *Sacramento County Area Plan*, or any other adopted emergency response or evacuation plan. Therefore, this impact is considered *less than significant* and will not be readdressed in the EIR.
- h) *Less Than Significant Impact/Reviewed Under Previous Document*. The proposed project site is not adjacent to wildlands and is in an area historically used for grazing purposes. In addition, the entire Community Plan area is designated for urbanized land uses. As such, implementation of the project would not place residences, structures, or other land uses in close proximity to wildland areas and *no impacts* are anticipated.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* Construction of the proposed project would create new sources of urban runoff. The construction of the proposed project would increase the amount of impervious surfaces on the currently undeveloped project site and also include new runoff pollutants such as oil, gasoline, and other chemicals. Increased impervious surfaces and subsequent runoff has the potential to adversely affect water quality. Therefore, this impact is considered *potentially significant*, and the EIR will evaluate the project-specific impacts that were not analyzed in the Master EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* The Community Plan water supply plan was evaluated in the SDCP/SRSP Final EIR (page 7.1-7.66) and Appendices WS-1 through WS-8. (See SDCP/SRSP EIR, Section 7: Water Supply.) Ultimately, water will be supplied to the SDCP/SRSP areas through the SCWA Zone 40's conjunctive use of extracted and treated groundwater, surface water, and recycled water. No additional groundwater recharge or depletion impacts are anticipated beyond those identified in the Master EIR; however, the EIR will evaluate the project-specific water supply-related impacts that were not analyzed in the Master EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* Conversion of approximately 530.1 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the site and increase the amount of impervious surfaces. As discussed in a) above, the proposed project would increase drainage rates and may result in substantial amounts of runoff and erosion. The Master EIR evaluated the drainage and erosion impacts from development of the Community Plan area. The proposed detention facilities in the SDCP/SRSP areas would reduce peak post-development flows to at least pre-development (Master EIR, p. 9.11); however, the Preserve at Sunridge EIR will evaluate the project-specific drainage, siltation, and erosion impacts.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) and c) above.
- e) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) and c) above.
- f) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) and c) above.
- g) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed project site is not located within the 100-year floodplain, according to the current Federal Emergency Management Agency (FEMA) maps or other relative flood hazard delineation maps; therefore, this impact is considered *less than significant* and will not be readdressed in the EIR.
- h) *Less than Significant Impact/Reviewed Under Previous Document.* See g) above.
- i) *Less than Significant Impact/Reviewed Under Previous Document.* See g) above.
- j) *No Impact.* The project site is not located near the Pacific Ocean, nor is it near a large water body that would be capable of creating a seiches or tsunamis; therefore, there is *no impact*. This impact will not be readdressed in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* Generalized land use related impacts for the Community Plan area were evaluated in the Master EIR (p. 4.28). The Master Plan EIR identified nine residential clusters or community “villages” for the SDCP area, which included general land use allocations. These allocations included, but were not limited to, residential densities, public service acreage, and commercial square footage. The proposed project would help to connect the SRSP and proposed SunCreek Specific Plan areas. The Master EIR did not discuss specific land use designations or allocations for the proposed project site. The majority of the SDCP area is currently undeveloped; as such, the project would not divide an established community. However, the proposed project could result in additional land use impacts beyond those identified in previous documents; therefore, this impact is considered potentially significant and will be addressed in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See Master EIR, Section 4: Land Use and a) above. [Measures LA-5 through LA-7 were NOT adopted by the Board; see SDCP/SRSP CEQA Findings, pp. 36-37.] The Preserve at Sunridge project is designed to be consistent with, and implement the goals of, the Sacramento County (and City of Rancho Cordova) General Plan and Sunrise Douglas Community Plan. As indicated above, however, the development of project could result in additional land use impacts beyond those identified in the Master EIR; therefore, this impact is considered potentially significant and will be addressed in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County or a natural community conservation plan for the SDCP area. Sacramento County is in the process of developing a HCP for the southern and eastern portions of the County, which will include the City of Rancho Cordova. In addition, the project may conflict with a wetland avoidance/preservation strategy, which is being developed in coordination between the USFWS, the U.S. Environmental Protection Agency (EPA), USACOE, and the development

community. Therefore, this impact considered potentially significant and will be further addressed in the EIR.

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less Than Significant Impact/Reviewed Under Previous Document.* The California Division of Mines and Geology does not designate the project site or surrounding vicinity as a high quality resource area or a mineral resource zone. Additionally, planned growth and development in the area will preclude the mining and recovery of potential mineral resources (such as aggregates) in the project area. Therefore, this impact is considered less than significant and will not be readdressed in the EIR.

- b) *Less than Significant Impact/Reviewed Under Previous Document.* The project site is not located in a mineral resource zone. Mineral resource impacts were adequately addressed in the Master EIR (p. 13.19) and are considered less than significant and will not be reevaluated in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<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 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"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* The Master EIR evaluated noise impacts associated with development of the Community Plan. Implementation of the project would place residential and other land uses in close proximity to large capacity roadways, which may result in traffic noise in excess of established Rancho Cordova Noise Ordinance standards. The land uses associated with the project are not anticipated to exceed any established noise level standards or result in any noise impacts beyond those identified in the Master EIR; however, the Preserve at Sunridge EIR will analyze project-specific noise impacts not previously addressed.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* Construction activities would temporarily increase groundborne noise levels over existing levels; however, the project is not expected to generate excessive groundborne vibration or groundborne noise in excess of established standards. The project is subject to City of Rancho Cordova Noise Ordinance requirements. The EIR will evaluate the project-specific groundborne noise impacts that were not previously addressed in the Master EIR.

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- c) *Potentially Significant Impact/Reviewed Under Previous Document.* Implementation of the Preserve at Sunridge project would increase noise over the existing levels on the project site due to increased traffic volumes and the introduction of new stationary noise sources from residential and other proposed land uses. The project would result in changes in traffic noise levels on adjacent roadways and the proposed park, elementary school, residential, and commercial land uses would generate stationary noise levels over existing conditions. Additionally, the project may place residential uses within the future 60 dB noise contours along some of the roadways proposed in the immediate vicinity of the project site. Therefore, the EIR will evaluate the potential project-specific permanent noise increases not previously addressed in the Master EIR.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* Implementation of the project would include the use of heavy equipment and during construction activities, which would temporarily increase the ambient noise levels in project's vicinity above existing levels. Construction-related noise increases would be periodic and subject to City of Rancho Cordova Noise Ordinance regarding construction equipment and activities. The proposed project is not anticipated to result in any additional temporary noise increases beyond those identified in the Master EIR, which evaluated potential impacts for the entire SDCP area. However, this impact remains potentially significant, and the EIR will evaluate the project-specific temporary noise increases and potential construction noise-related impacts.
- e) *Less than Significant Impact/Reviewed Under Previous Document.* As previously discussed, the proposed project site is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed sites. Although, the project is within two miles of the airport, the project would not generate excessive noise adversely affecting the operation of this facility. **[ISN'T THIS QUESTION AIMED MORE AT ANALYZING THE EFFECTS OF NOISE FROM THE AIRPORT ON FUTURE RESIDENTS OF THE PROJECT, NOT EFFECTS OF NOISE FROM THE PROJECT ON THE AIRPORT?]** Therefore, this impact is considered less than significant and will not be readdressed in the EIR.
- f) *No Impact.* There are no private airstrips within the vicinity of the proposed project site; thus, no impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* Buildout of the Sunrise Douglas Community Plan area could result in the construction of approximately 22,503 residential units. The project site is located within the SDCP area, which was designated on the Sacramento County General Plan as an Urban Growth Area (UGA). Potential impacts to population and housing were globally addressed in the General Plan EIR and the Master EIR for the SDCP area. The Master EIR included a limited analysis of the proposed project site and included it as portions of the proposed villages "C" and "F" in the Community Plan area. No specific land uses or dwelling unit allocations for the project site were designated or evaluated in the Master EIR. Therefore, the project may result in additional dwelling units or population increases beyond those identified and evaluated in Master EIR. The project's growth inducement and population increase impacts are considered potentially significant and will be addressed in the EIR.
- b) *No Impact.* The project site is currently undeveloped and void of any residential structures. The project would provide approximately 2,604 single-family residential lots. As such, there would be no displacement of existing housing and no need for the construction of replacement housing elsewhere. Therefore, no impacts would occur. This impact will not be readdressed in the EIR.
- c) *No Impact.* See b) above. No impacts are expected and this impact will not be readdressed in the EIR.

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

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* The Master EIR included a limited analysis on potential public service impacts. Implementation of the project would require additional fire protection and emergency response equipment, personnel and related facilities to adequately serve the project as proposed. The additional demand may impact the Sacramento Metropolitan Fire District’s ability to provide adequate fire protection and emergency medical services and maintain acceptable service standards. Therefore, the project’s specific fire protection impacts will be further addressed in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. The project could result in increased police protection demands; therefore, this will be readdressed in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* Construction of the proposed 2,604 residential units would generate additional and increase the demand for schools and related facilities. Although California Government Code Sections 65995 (h) and 65996 (b) provide full and complete school facilities mitigation, the construction of the new school elementary school and related facilities may result in substantial environmental impacts. The project’s specific school-related impacts will be further addressed in the EIR.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* Implementation of the project would generate the need for additional parkland. Dedications of park lands and/or provision of in-lieu park fees as required by the Quimby Act will ensure that adequate parkland is provided; however, the construction of new on-site parks may result in substantial environmental impacts, which will be further evaluated in the EIR.
- e) *Potentially Significant Impact/Reviewed Under Previous Document.* New electrical substations and electrical facilities (i.e., transmission lines) will be required to serve the project site. In addition, natural gas, telephone, and cable infrastructure will also be extended to serve the proposed project, which may result in adverse environmental impacts. Therefore, this issue will be readdressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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 checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less than Significant Impact/Reviewed Under Previous Document.* There are nine community, neighborhood and mini parks, proposed on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP area. The proposed project would include 41.6 acres of parks, open space, and pedestrian and bikeway facilities. The provision of the new recreational facilities would reduce potential impacts and deterioration on existing facilities in the area. Therefore, this impact is considered less than significant and will not be readdressed in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. The Master EIR includes a limited discussion on parks and other recreational facilities, which were addressed in the appropriate technical sections of EIR. The construction of the proposed parks and related facilities may result in potentially significant environmental effects. Therefore, the project’s potential recreational and associated environmental impacts will be further evaluated in the EIR.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Potentially Significant Impact/Reviewed Under Previous Document.* Traffic and Circulation issues were globally addressed in the Master EIR (see Section 10: Traffic and Circulation). The EIR indicated that a significant number of trips would be generated by implementation of the SDCP under existing plus project conditions and result in significant and unavoidable impacts. Buildout under the SDCP is projected to generate approximately 361,500 daily trips, with 28,700 occurring during the AM peak hour and 38,400 occurring during the PM peak hour. The proposed project would include approximately 2,703 [Table 1 above and NOP, p. 3, say 2,703 units] residential units, which would contribute to project-specific impacts and

potentially significant cumulative traffic impacts within the SDCP and on surrounding area roadways; therefore, this impact is considered potentially significant and will be reevaluated in the EIR.

- b) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. Under cumulative conditions, implementation of the project may cause affected roadways and intersections in the project's vicinity to exceed City of Rancho Cordova standards for daily travel. Buildout of the SDCP, which would include the proposed project, would exacerbate unacceptable conditions at some roadways bordering the Community Plan area; therefore, the project's specific cumulative traffic impacts are considered potentially significant and will be further addressed in the EIR.
- c) *No Impact/Reviewed Under Previous Document.* The proposed project does not involve any aviation-related uses but is located within two miles of the Sacramento Mather Airport. However, the project site is not located within the airport safety zones or within the approach and departure paths for aircraft using the airport and no impacts are anticipated. This issue will not be readdressed in the EIR.
- d) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed roadway system for SDCP, which includes the proposed project site, will be designed consistent with all applicable City of Rancho Cordova Transportation Engineering standards; therefore, this impact is considered less than significant and will not be addressed in the EIR.
- e) *Potentially Significant Impact/Reviewed Under Previous Document.* The Master EIR identified several roadway improvements, which will ensure adequate emergency access to the project site. However, the project design could result in potentially significant impacts to emergency access. This impact will be addressed in the EIR.
- f) *Less than Significant Impact/Reviewed Under Previous Document.* The Master EIR indicated that all development projects within the SDCP area are subject to parking requirements established in the Zoning Code for the proposed land uses. In addition, the previous EIR (p. 10.36) indicated that parking related impacts are considered less than significant and no mitigation measures are necessary. This issue will not be reevaluated in the EIR.
- g) *Potentially Significant Impact/Reviewed Under Previous Document.* The Master EIR evaluated alternative transportation modes for both the Community Plan area. All development projects are required to incorporate pedestrian pathways and bikeways and the routing of the collector streets to provide bikeway and pedestrian connections to regional bikeway systems and regional transit. Implementation of the project may conflict with the phasing and construction of planned alternative modes of transportation facilities within the Community Plan area; therefore, this impact is considered potentially significant and will be reevaluated in the EIR.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). Interim sewer outfall will be needed to serve the project due to the timing of construction of the proposed CSD-1 Mather and Laguna Interceptors. Temporary facilities include a pump station (located approximately 4,000 feet south of Douglas Road and 1,200 feet east of Sunrise Boulevard) with an ultimate capacity of approximately 5.75 million gallons per day (mgd), serving approximately 8,000 dwelling units. The wastewater from the project would be pumped via an 18-inch, 36,000 foot force main to the Bradshaw Interceptor at Bradshaw Road and Jackson Highway. The 18-inch force main has a capacity of approximately 9.0

mgd at a velocity of 8 feet per second (fps). The proposed CSD-1 facilities (interim and long-term) are anticipated to fully accommodate the projected sewer flows of the project; however, the project's specific wastewater requirements and potential impacts will be further addressed in the EIR.

- b) *Potentially Significant Impact/Reviewed Under Previous Document.* The potential environmental impacts associated with providing new wastewater and water facilities were globally addressed in the SDCP/SRSP EIR (See Section 7: Water Supply and Section 8: Sewer Service). There is presently no public sewer or water infrastructure available for the project site. As discussed in a) above, the Sacramento Regional County Sanitation District (SRCSD) and the County Sanitation District-1 (CSD-1) planned facilities and interceptor construction is expected to provide sufficient capacity to accommodate SRSP buildout sewer flows (see a) above and the Master EIR (page 8.6). In addition, the water supply plan for entire SDCP includes the construction of water supply facilities in phases in accordance with the increases in water demand. Groundwater will be extracted from the basin underlying Zone 40 to serve portions of the SDCP area. The proposed development will be required to construct the necessary wastewater and water infrastructure facilities to accommodate the proposed land uses, which may result in potentially significant impacts; therefore, the project-specific impacts of providing these facilities will be reevaluated in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* The potential environmental impacts associated with providing storm drainage facilities were globally addressed in the SDCP/SRSP EIR (see Section 9, Drainage and Hydrology, pages 9.11 through 9.15). As previously discussed, the project would increase the amount of impervious surfaces and subsequently increase the current rate and volume of drainage runoff from the project site. The Master EIR identified drainage and detention improvements to ensure that post-development peak flows are reduced to a least pre-development level, which would mitigate the project's potential storm water drainage. However, this impact remains potentially significant and will reevaluated in the EIR.
- d) *Potentially Significant Impact/Reviewed Under Previous Document.* The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the Master EIR (see Section 7: Water Supply). A conjunctive use program, consistent with the Water Forum Plan (WFP), will ultimately be implemented to supply water to the project site. SCWA's Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in to serve the project, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). Implementation of the project is not anticipated to result in any additional water supply impacts than those identified in the Master EIR. However, the project's specific water supply impacts will be reevaluated in the EIR.
- e) *Potentially Significant Impact/Reviewed Under Previous Document.* See a) above. The SDCP/SRSP areas were identified for urban growth and planned for urban services. As such, the CSD-1 has planned sewer facilities and infrastructure, which are expected to fully accommodate the sewer flows anticipated from the project; however, project specific wastewater impacts will be further addressed in the EIR.
- f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the Master EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (Master EIR, p. 6.21). Additionally, the Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through

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the 2035; therefore, the project's solid waste impacts are considered less than significant. This impact will not be readdressed in the EIR

g) *Less than Significant Impact/Reviewed Under Previous Document.* See f) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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, 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"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Potentially Significant Impact/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the proposed project may result in potentially significant impacts related to aesthetics, air quality, biological resources (i.e., special-status species and wetlands), cultural resources, hazards and hazardous materials, hydrology/water quality, land use, noise, recreation, traffic and circulation, public services and utility and service systems. The project's potentially significant impacts will be further addressed in the EIR.
- b) *Potentially Significant Impact/Reviewed Under Previous Document.* There are several proposed developments within the SDCP area (i.e., Anatolia, North Douglas I and II, Sunridge Park and Sunridge Lot J, and the SunCreek Specific Plan). The Preserve at Sunridge project, when considered with these other proposed and planned developments could result in potentially significant cumulative impacts. The project's contributions to cumulative impacts will be further evaluated in the EIR.
- c) *Potentially Significant Impact/Reviewed Under Previous Document.* The project's potential impacts such on air quality, biological resources, transportation/traffic, hazards and hazardous materials, hydrology/water quality, land use, provision of public services, provision of utilities, and noise could cause substantial adverse effects in human beings, either directly

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or indirectly. The project's potential adverse effects on human being impacts will be further addressed in the EIR.

REFERENCES

City of Rancho Cordova. *Notice of Preparation for Sunridge Village*. September 20, 2004

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