



Initial Study

- 1. **Project Title:** Rancho Cordova Redevelopment Plan
- 2. **Lead Agency Name and Address:** Community Redevelopment Agency of the
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:** City of Rancho Cordova, Sacramento County – The Folsom Boulevard commercial corridor between Sunrise Boulevard and Bradshaw and adjacent residential, commercial and industrial areas; the Trade Center commercial and industrial area bounded by Sunrise Boulevard on the east, Kilgore Road on the west, and Sun Center Drive on the south, and adjacent parcels; the Coloma Boulevard commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; the Zinfandel Drive commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; the Lincoln Village residential and commercial area approximately between Bradshaw Road to the west, Old Placerville Road to the east, Lincoln Village Drive to the south and U.S. 50 to the north, and adjacent parcels, and the residential, commercial and industrial area located between Old Placerville Road to the west, International Boulevard to the south, White Rock Road to the east and State Highway 50 to the north, and adjacent parcels. (See Figure 1)
- 5. **Project Sponsor’s Name and Address:** Community Redevelopment Agency of the
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

6. Description of the Project:

The Redevelopment Plan Area is approximately 2,500 acres in size and is highly developed in nature. Approximately 50 acres of the Redevelopment Plan Area consist of vacant parcels. The project proposes to adopt a Redevelopment Planning Area and a Redevelopment Plan. All land uses in the proposed project area will be consistent with the City of Rancho Cordova General Plan and will be subject to all review and procedural requirements in effect as redevelopment takes place within the project area. The following uses and associated activities are proposed by the Redevelopment Plan.

Residential

Rehabilitation of existing residential structures and the development of new single- and multi-family housing on infill and vacant sites. As required by the Community Redevelopment Law (CRL), the Redevelopment Agency will use at least twenty percent (20%) of tax increment funds for the purpose of increasing, improving and preserving the supply of low- and moderate-income housing in the community.

Commercial

Revitalization of commercial areas, including the rehabilitation of existing commercial and retail structures, the development of new business and professional offices, restaurant, hotel, and retail buildings, and the improvement of streetscape and public amenities along commercial corridors.

Public, Recreational and Open Space

Construction, installation and rehabilitation of new and existing public facilities and recreational areas, including libraries, parks and open space.

Industrial

Rehabilitation, modernization and new construction of industrial and light manufacturing facilities, including but not limited to, wholesale sales and distribution, technical service business, and research and development companies.

Institutional

Rehabilitation, modernization and new construction of institutional facilities such as medical centers and schools.

Proposed Layout of Principal Streets

The layout of streets within the project area will conform to the City of Rancho Cordova General Plan Circulation Element. Existing streets within the project area may be vacated, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation in accordance with the General Plan Circulation Element and the City of Rancho Cordova ordinances and regulations as they now exist or may be revised.

Proposed Population Densities

A range of development will be permitted consistent with the City of Rancho Cordova General Plan land use designations. Residential densities will conform to the levels approved by the City of Rancho Cordova General Plan.

Proposed Building Intensities

Building intensity will be controlled by the criteria established in the City of Rancho Cordova General Plan, any applicable specific plans, and City of Rancho Cordova ordinances and regulations as they now exist or may be amended. Such criteria include: (i) the percentage of ground area covered by buildings (land coverage); (ii) the ratio of total floor area for all stories of the buildings to the area of the building site (floor area ratio); (iii) the size and location of buildable areas on building sites; and (iv) building height. The land coverage, sizes and

locations of buildable areas will be limited as appropriate to provide open space, parking and amenities.

Proposed Redevelopment Standards

Minimum standards for redevelopment will conform to the building requirements of all applicable State and local statutes, codes, ordinances and regulations.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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.

H Anderson
Signature

Hilary Anderson
Printed Name

December 19, 2005
Date

City of Rancho Cordova
For

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with State CEQA Guidelines Section 15063, to determine if the City of Rancho Redevelopment Plan, as proposed, may have a significant effect upon the environment. The Redevelopment Plan will provide financial resources to the City and its Redevelopment Agency (Community Redevelopment Agency of the City of Rancho Cordova) to assist in the revitalization of redevelopment areas and improve the image of the City. 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. "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.
4. "Less Than Significant With 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.
5. 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. Section 15063 (c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. 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.

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

Discussion of Impacts

- a) *Less Than Significant Impact.* The Redevelopment Plan Area contains no designated scenic vistas. Offsite views are limited to the commercial, residential and office uses in Rancho Cordova and some limited intermittent views of the Sierra Nevada Mountains on clear winter days. Furthermore, development in the Redevelopment Plan Area will conform to the City's comprehensive Design Guidelines, which were adopted by City Council on September 6, 2005. The Design Guidelines reflect the City's desire for quality development and apply to all types of development. Therefore, this impact would be less than significant and would not be addressed further in the EIR.
- b) *Potentially Significant Impact.* There are no scenic highways in the Redevelopment Plan area. However, there are oak trees in the area that may be lost as a result of redevelopment in Rancho Cordova. This impact will be further addressed in the EIR.
- c) *Less Than Significant Impact.* Urban uses dominate the existing visual character of the Redevelopment Plan Area. The proposed Redevelopment Plan would not degrade the existing visual character of the area. Therefore, this impact will be less than significant and will not be addressed further in the EIR.
- d) *Potentially Significant Impact.* Future residential and commercial development would create new sources of light and glare. The impact of light and glare will be further addressed in the EIR.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *No Impact.* Currently, there are no parcels within the Redevelopment Plan Area that are designated as Prime or Unique farmland, and/or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program maps. Therefore, no impact would occur and this issue will not be addressed in the EIR.
- b) *No Impact.* Currently, there are no parcels within the Redevelopment Plan Area that are under Williamson Act contract. Therefore, no impact would occur and this issue will not be addressed in the EIR.
- c) *No Impact.* Development within the Redevelopment Plan Area would increase urban uses such as commercial, industrial, and residential in an area that currently contains no active farmland. This issue will not be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

a, b, d) *Potentially Significant Impact.* The Redevelopment Plan Area is located within the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD has established guidelines for determining the significance of a project's impact on air quality. This is broken down into the construction phase and operation phase.

Construction

Construction traffic on unpaved roads, as well as activities such as land clearing and grading, could generate significant particulate matter (PM₁₀) emissions. However, the vast majority of the Redevelopment Plan Area is already developed, thus lessening the amount of mass grading that would be necessary for development of vacant land. Use of stationary and mobile construction equipment and employee/delivery vehicles can result in increases in ozone precursors, CO, and particulate emissions. Additional vehicle emissions can occur if construction activities increase traffic congestion. Due to the size and extent of the Redevelopment Plan Area, air quality impacts due to construction within the plan area would be potentially significant and will be further discussed in the EIR.

Operation

The proposed Redevelopment Plan may generate additional long-term particulate matter (PM₁₀) emissions over that which currently exists due to the significant increase in vehicular trips per day as well as wood-burning fireplaces in the new homes that will be constructed in the Redevelopment Plan Area. The Redevelopment Plan Area may also result in motor vehicle traffic emissions of ozone precursors, which consist of reactive organic gasses (ROG) and nitrogen oxides (NO_x). Also, due to traffic congestion, high levels of CO may occur, which may create CO "hotspots."

Due to the size and nature of the Redevelopment Plan Area, impacts on air quality may be considered potentially significant and will be discussed further in the EIR.

- c) *Potentially Significant Impact.* The proposed Redevelopment Plan would have the potential to increase the emissions of ROG, NO_x, and PM₁₀ above the current levels and may inhibit air quality attainment efforts. Currently, the Redevelopment Plan Area is a mixture of different land uses. The traffic resulting from the increased development may increase the emissions of ROG, NO_x, and PM₁₀ on a cumulative level. This will be discussed further in the EIR.

- e) *Potentially Significant Impact.* The proposed Redevelopment Plan would consist of mixed-use development consisting of residential, commercial, office, light industrial, and other uses. As the Redevelopment Plan Area could include light industrial uses, potential odors or toxic air contaminants could be generated. Since odors or toxic air contaminants could be created from industrial uses, this issue could be potentially significant. This issue will be addressed further in the EIR.

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

Discussion of Impacts

a-d) *Less Than Significant Impact.* The Redevelopment Plan Area is dominated by existing urban uses. Existing development within the Redevelopment Plan does not contain high quality habitat such as vernal pools, wetlands, and/or riparian corridors. Furthermore, this lack of suitable habitat greatly diminishes the potential for special status species to be present in the Redevelopment Plan Area. However, these issues will be discussed further in the EIR.

e) *Less Than Significant Impact.* The proposed Redevelopment Plan is not expected to conflict with existing federal, state, and local policies and standards on oak woodlands, wetlands/vernal pools, or special-status species. However, this issue will be discussed further in the EIR.

f) *Less Than Significant Impact.* No adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans are within the Redevelopment Plan Area. However, Sacramento County is currently developing the South County Habitat Conservation Plan (SSHCP). The SSHCP would include the Redevelopment Plan Area. Rancho Cordova is participating in the South Sacramento HCP

(SSHCP). The Sacramento County Planning Department has indicated that the SSHCP is in the planning stages and they may have an administrative draft in seven months. However, they don't anticipate adoption of the plan for more than two years. The EIR, however, will discuss regional conservation measures that the County of Sacramento is currently undertaking.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

a-b) *Less Than Significant Impact.* The Redevelopment Plan Area is highly developed with urban uses. It is expected that existing historical buildings within the Redevelopment Plan Area will be preserved in place. However, this issue will be discussed further in the EIR.

c-d) *Less Than Significant Impact.* The proposed Redevelopment Plan would not result in the destruction of a unique paleontological resource or the disruption of human remains. However, this issue will be discussed further in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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"/>
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"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less Than Significant Impact.* Based on geologic maps and aerial photographs of the Redevelopment Plan Area, no active or potentially active faults underlie the Redevelopment Plan Area. Additionally, the Redevelopment Plan Area is not located within an Alquist-Priolo Fault Study Zone. Thus, the potential for a fault is unlikely. As stated in the Sacramento County General Plan EIR, the closest fault is 19 miles northwest of the City of Sacramento. Designing buildings in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) for Seismic Zone 3 is considered sufficient to prevent significant damage to buildings as a result of seismic ground shaking. Thus, the potential adverse effects from seismic ground shaking, ground failure, or landslides are less than significant. However, the EIR will include information regarding the limited seismic hazards in the Redevelopment Plan Area.
- b) *Less Than Significant Impact.* The proposed Redevelopment Plan is not expected to result in substantial soil erosion, wind and water erosion, and siltation of local drainages. However, this issue will be further discussed in the EIR.

- c) *Less Than Significant Impact.* The topography of the site is flat, therefore it is unlikely any hazards associated with landslides or mudflows would occur. Withdrawal of fluids (e.g., groundwater, natural gas, and oil) can, in some cases, result in subsidence. However, significant subsidence has not been documented in the Redevelopment Plan Area. This issue will not be discussed further in the EIR.

- d) *Less Than Significant Impact.* The Redevelopment Plan Area is primarily composed of silty clays and loams. These soils have a medium potential for expansion. Expansive soils can cause structural damage to foundations, slabs, pavement, and exterior flatwork unless properly identified and managed. Expansive soils swell when they absorb moisture and shrink as they dry. However, compliance with the Uniform Building Code would be sufficient to prevent any adverse impacts. This issue will not be discussed further in the EIR.

- e) *No Impact.* Residences in the Redevelopment Plan Area would be connected to existing sewer systems. Therefore, future development would not result in an impact regarding soils incapable of adequately supporting the use of septic tanks. This issue will not be discussed further in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a-b) *Potentially Significant Impact.* Light and heavy industrial uses could be permitted within certain areas of the Redevelopment Plan Area with appropriate zoning and land use designations. Potentially hazardous materials may be used as part of industrial businesses and some commercial businesses. Due to some current land uses within the Redevelopment Plan Area, there may be some hazardous materials within the area, such as pesticides, chemical fertilizers, or waste materials. The impacts related to exposure of persons to hazardous materials would be potentially significant and will be discussed in the EIR.

- c) *Less Than Significant Impact.* Section 17213 of the California State Education Code mandates that a school site must not be located within one-quarter of a mile of a hazardous materials site. Currently, there are nine elementary schools and three high schools in the Redevelopment Area. Because of this mandate, the impact of hazardous waste sites on schools is less than significant, but will be further addressed in the EIR.
- d) *Less Than Significant Impact.* There are no known hazardous materials sites in the Redevelopment Plan Area pursuant to Government Code § 65962.5. However, this issue will be further discussed in the EIR.
- e) *Potentially Significant Impact.* Mather Airport is within two miles of the Redevelopment Plan Area. This could result in significant impacts to nearby residents or workers. This issue will be discussed further in the EIR.
- f) *No Impact.* There are no private airports located within the Redevelopment Plan Area. This issue will not be discussed further in the EIR.
- g) *Potentially Significant Impact.* As a result of future redevelopment within the Redevelopment Plan Area, the existing emergency response plan may or may not be suitable to future needs. This issue will be discussed further in the EIR.
- h) *Less Than Significant Impact.* The Redevelopment Plan Area is not located near or intermixed with any wildlands, so the risk of wildland fires is low. Therefore, this is considered to be a less than significant impact. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project have the potential to:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation, and or environmental harm on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff during construction and after construction in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a,f) *Potentially Significant Impact.* Development of the Redevelopment Plan Area would include construction-related activities that could expose soil to erosion during storm events, causing degradation of water quality. Also, after construction, the run-off from residential and commercial uses may contribute to the degradation of water quality in the area. The City is subject to a NPDES permit, which would help to mitigate impacts to water quality. However, these impacts may be potentially significant and will be discussed further in the EIR.
- b) *Potentially Significant Impact.* Most of the Redevelopment Plan Area is currently being served by groundwater wells. Currently, overdraft conditions exist. As redevelopment occurs, groundwater usage would increase and groundwater resources may not be sufficient enough to meet the demand. This is considered to be a potentially significant impact. This issue will be discussed further in the EIR.
- c-d) *Potentially Significant Impact.* Implementation of the Redevelopment Plan could increase impervious surfaces and as a result may alter drainage patterns that could exceed the capacity of existing drainage facilities. A substantial alteration of drainage patterns would result in a potentially significant impact and will be discussed further in the EIR.
- e,g) *Potentially Significant Impact.* Construction activities as a result of the proposed Redevelopment Plan would include material storage areas, equipment storage and maintenance areas, and other related outdoor work areas. Stormwater discharge from these areas could occur and adversely affect water quality in the area. This impact is considered potentially significant and will be addressed further in the EIR.
- h) *Potentially Significant Impact.* Implementation of the proposed Redevelopment Plan would have the potential to increase surface runoff, which in turn could exceed existing drainage capacity. This is considered a potentially significant impact and will be addressed further in the EIR.
- i) *Potentially Significant Impact.* The proposed Redevelopment Plan would have the potential to adversely affect water quality. This issue will be further addressed in the EIR.

- j-k) *Potentially Significant Impact.* Portions of the Redevelopment Plan Area are within Zone X of the Flood Insurance Rate Map for Sacramento County, which means that these areas are inside the 500-year floodplain. Flood hazards will be discussed further in the EIR.
- l) *Potentially Significant Impact.* Portions of the Redevelopment Plan Area border the American River. Levee failures along this river could cause safety hazards to residents. These issues will be discussed further in the EIR.
- m) *No Impact.* The Redevelopment Plan Area is not located in an area that would be affected by a seiche, tsunami, or mudflow. Therefore, development of the proposed Redevelopment Plan would result in no impact regarding inundation other than that which will be addressed under the potential for levee failure, and will not be discussed further in the EIR.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *Less Than Significant Impact.* The proposed Redevelopment Plan will not physically divide an established community. The proposed project includes redevelopment of an established community. This will not result in a physical divide of the existing community. This issue will not be further addressed in the EIR.
- b) *Less Than Significant Impact.* The proposed Redevelopment Plan will conform to the City's existing Interim General Plan land use designations. However, possible land use conflicts will be discussed in the EIR.
- c) *Less Than Significant Impact.* No adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans are within the Redevelopment Plan Area. As discussed above under IV.d., Sacramento County is currently developing the South County Habitat Conservation Plan (SSHCP). The SSHCP would include the Redevelopment Plan Area. Rancho Cordova is participating in the SSHCP. The Sacramento County Planning Department has indicated that the South Sacramento County HCP is in the planning stages and they may have an administrative draft in seven months. However, they don't anticipate adoption of the plan for more than two years. The EIR, however, will discuss regional conservation measures that the County of Sacramento is currently undertaking.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *Less Than Significant Impact.* Due to the highly urbanized nature of the Redevelopment Plan Area, there will be no loss of availability of mineral resources. This issue will not be discussed further in the EIR.
- b) *No Impact.* There are no resource recovery sites delineated on any local general plan, specific plans, or land use plan. Therefore, there will be no impact. This issue will not be addressed further in the EIR.

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

Discussion of Impacts

- a-d) *Potentially Significant Impact.* Implementation of the Redevelopment Plan would create a substantial increase in stationary and transportation noise from existing levels. Any new development could cause a significant impact in noise as well. This issue will be discussed further in the EIR.
- e) *Potentially Significant Impact.* Mather Airport is located within 2 miles of the project area. This could potentially expose residents and other sensitive receptors to excessive noise levels associated with aircraft overflight. This issue will be discussed further in the EIR.
- f) *No Impact.* There are no private airports located in the project area. This issue will not be discussed further in the EIR.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

a) *Less Than Significant Impact.* The implementation of the proposed Redevelopment Plan would have the potential to increase the population of Rancho Cordova; however, not substantially due to the highly developed existing nature of the Redevelopment Plan Area. The City has not adopted any type of management program to control residential growth. Thus, this issue will be discussed further in the EIR.

b-c) *Potentially Significant Impact.* Implementation of the proposed Redevelopment Plan may result in displacing houses and/or people. This may occur as a result of future infrastructure improvements or redevelopment efforts. This issue will be discussed further in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/> |
| b) Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *Potentially Significant Impact.* The Sacramento Metropolitan Fire District would serve the Redevelopment Plan Area. Redevelopment of the project area would have the potential to increase the population, thereby resulting in the possible need for additional fire stations. The potential lack of adequate fire protection is a potentially significant impact that will be addressed in the EIR.
- b) *Potentially Significant Impact.* The Rancho Cordova Police Department (RCPD) would serve the Redevelopment Plan Area. Implementation of the proposed Redevelopment Plan would have the potential to increase the population for the area and, thus, increase the demand on the personnel and time of the RCPD. The potential increase of demand on the RCPD may lead to an overall reduction of police protection services for the area. The potential reduction of services to the area may be a potentially significant impact that will be addressed further in the EIR.
- c) *Potentially Significant Impact.* The project area is within the Folsom Cordova Unified School District (FCUSD). The possible increase of students to these districts may have an adverse impact on school services. This is a potentially significant impact that will be discussed further in the EIR.
- d) *Potentially Significant Impact.* The proposed Redevelopment Plan would have the potential generate the need for new park and recreation facilities. Depending on the rate of development and funds available, the impact from the proposed Redevelopment Plan on park services could be potentially significant and will be discussed further in the EIR.
- e) *Potentially Significant Impact.* Local service providers would serve the Redevelopment Plan Area. Because the proposed Redevelopment Plan may add to the current population, the need for these services could increase from the existing level. This potential increase could create a potentially significant impact that will be discussed further in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a,b) *Less Than Significant Impact.* The proposed Redevelopment Plan would include the construction, installation, and rehabilitation of new recreational facilities. However, construction of these recreational facilities is not expected to have an adverse physical effect on the environment due to the highly developed nature of the Redevelopment Plan Area. Currently, there are a limited number of recreational facilities within the Redevelopment Plan Area. This expansion of recreational facilities should result in a less than significant impact; however, this issue will be further discussed in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a,b) *Potentially Significant Impact.* Implementation of the Redevelopment Plan could increase the number of vehicle trips, the volume-to-capacity ratio on roads, and the congestion at intersections. It could also exceed LOS standards established by the City. These issues will be discussed further in the EIR.

c) *Potentially Significant Impact.* The Redevelopment Plan Area is within the Part 77 area for Mather airport. Any tall structures within Part 77 of Mather airport could have an adverse impact on air traffic patterns. Tall structures could include power poles, cell towers, and or multi-story buildings. This potentially significant impact will be further discussed in the EIR.

d-g) *Less Than Significant Impact.* The proposed Redevelopment Plan will be designed to be consistent with the City's General Plan Circulation Element. Existing streets may be vacated, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation. A less than significant impact is expected; however, this issue will be discussed in the EIR.

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

Discussion of Impacts

- a) *No Impact.* The proposed Redevelopment Plan will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. This issue will not be discussed further in the EIR.
- b) *Less Than Significant Impact.* The proposed Redevelopment Plan does not include the construction of water or wastewater treatment facilities. If such facilities were needed in the future, they would be analyzed under a separate CEQA process. However, this less than significant impact will be discussed in the EIR.
- c) *Potentially Significant Impact.* Any future development in the project area could create new impervious surfaces that would increase the runoff to downstream areas and the need for additional drainage facilities. This issue will be discussed further in the EIR.
- d) *Potentially Significant Impact.* The Redevelopment Plan Area is currently being served by groundwater wells. Currently, overdraft conditions exist. As development occurs, groundwater usage would increase and may not be sufficient enough to meet the demand. New water sources could be necessary to serve the project area. This is considered to be a potentially significant impact. This issue will be discussed further in the EIR.

- e) *Potentially Significant Impact.* Increased population as a result of the proposed project could impact wastewater services. Wastewater service issues will be discussed further in the EIR.

- f-g) *Less Than Significant Impact.* The Sacramento County Landfill on Kiefer Boulevard is the primary landfill for all solid waste generated within the county. The landfill receives approximately 850,000 tons of solid waste per year. It is anticipated that this landfill would be adequate to serve the projected population of Sacramento County through the year 2018. Recently, an expansion of the landfill was approved, increasing the landfill's capacity by 117.9 million cubic yards. This would potentially be adequate to serve the needs of the future population of Rancho Cordova, but will be addressed further in the EIR.

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

Discussion of Impacts

- a) *Less Than Significant Impact.* The proposed Redevelopment Plan is not expected eliminate animal and plant habitats, to reduce or restrict the range of endangered species, and or to eliminate important prehistorical resources. However, this issue will be discussed further in the EIR.
- b) *Less Than Significant Impact.* The proposed Redevelopment Plan is designed to be consistent with the City's General Plan. This would result in a less than significant impact to long-term environmental goals. However, this issue will be further discussed in the EIR.
- c) *Potentially Significant Impact.* The proposed Redevelopment Plan does have impacts that would be cumulatively considerable. These issues will be discussed further in the EIR.
- d) *Potentially Significant Impact.* The proposed project does contain environmental effects that could either directly or indirectly affect human beings. This issue will be discussed further in the EIR.