MONTELENA DOUGLAS

Subsequent Mitigated Negative Declaration

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

FEBRUARY 2012

Original Document: May 2005
State Clearinghouse Number: 2005052138

SUBSEQUENT MITIGATED NEGATIVE DECLARATION

FOR

MONTELENA DOUGLAS

CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

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FEBRUARY 2012

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1.0 INTRODUCTION

This document is an Initial Study and Subsequent Mitigated Negative Declaration (SMND) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 for the approved Montelena project (now known as the Montelena Douglas project).

The project is located within the Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP) area. The environmental impacts of the project were initially analyzed in the SDCP/SRSP EIR (State Clearinghouse No. 97022055). The City of Rancho Cordova completed Project specific environmental review when the City Council adopted the original Montelena Initial Study/Mitigated Negative Declaration (MND) with Conditions of Approval on March 20, 2006 (State Clearinghouse No. 2005052138, City Resolution 25-2006). Following adoption of the MND, the current property owners, Montelena Douglas, LLC, requested a change to the site plan wherein 89 proposed single-family homes would be replaced with a 14.2-acre commercial shopping center, a 1.6-acre park, and a 2.4-acre site for a possible future fire station (see Section 2.0). These changes constitute relatively minor modifications of a previously approved project, which would result in slightly different impacts than those originally identified in the MND.

This City analyzed the proposed changes to the project to determine whether the project would result in any new or more significant environmental impacts not previously analyzed. The Initial Study found one new potentially significant environmental impact that will be reduced to less than significant by the adoption of one new mitigation measure. While the changes to the project are relatively minor, the new potentially significant impact and new mitigation measure triggered the requirement to prepare a subsequent environmental document. An SMND, as opposed to a Subsequent EIR, is proper because the project, as modified by the inclusion of the new mitigation measure, will not result in any new significant impacts.

BACKGROUND AND PURPOSE OF THE SUPPLEMENTAL MITIGATED NEGATIVE DECLARATION

Pursuant to State CEQA Guidelines Section 15162(a), a subsequent MND would be appropriate if the following conditions were met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alterative.

The proposed modification to the Montelena project would result in the removal of 89 single-family, market-rate homes from the project plan and, in their place, a proposed commercial center, fire station site, and park. In regard to these project changes, and according to the findings of this document, this modification would not result in any new significant impacts, nor would any previously identified impact become more significant than originally documented. Additionally, no mitigation was originally found to be infeasible and the project proponent has not refused any identified mitigation, but the City has revised and replaced the original transportation mitigation measures to take into account the City's current traffic impact fee program.

Despite the relatively minor proposed modifications to the project, the Initial Study identified one new potentially significant impact. The new potentially significant impact is mitigated to less than significant by the inclusion of a new mitigation measure, therefore a Subsequent EIR is not required. (*Fletcher Benton v. County of Napa* (1991) 226 Cal.App.3d 1467, 1481-1483; *River Valley Preservation Project v. Metropolitian Transit Development Bd*. (1995) 37 Cal.App.4th 154, 168.) Accordingly, the City prepared this SMND in compliance with CEQA. The original Mitigated Negative Declaration is included as **Appendix A**. The SDCP/SRSP EIR is available for public review at Rancho Cordova City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, 95670.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with State CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Rancho Cordova was the lead agency for the Montelena project and is the lead agency for this SMND.

1.2 DOCUMENT ORGANIZATION

This SMND includes the following sections:

1.0 Introduction – Provides an introduction and describes the purpose and organization of this document.

2.0 Project Description – Describes the Montelena project as presented in the original approved MND and the proposed changes to the project description from the original MND constituting the current Montelena Douglas project. Because previous environmental review of the project has been completed, this section will focus on those portions of the original project description that have been changed to make the previous MND apply to the new project design.

3.0 Environmental Setting, Impacts, and Mitigation Measures – Briefly summarizes the impact analysis, findings, and mitigation measures discussion from the adopted Montelena MND and then analyzes if and how changes in project design since the adopted Montelena MND affect the environmental setting impacts, and includes mitigation for those environmental subject areas that are affected by the change in the project design. This section uses the same environmental checklist format as in the original Montelena MND at the beginning of each environmental topic area to classify a range of impacts as "no impact," "less than significant," or "less than significant with mitigation incorporated" in response to the environmental checklist, as they apply to the original approved IS/MND including its previous analyses, conclusions, and mitigation measures that continue to apply to the project, combined with the proposed project design changes associated with the revised Montelena Douglas project. This section provides changes to or additional mitigation measures, where appropriate, to mitigate potentially significant impacts associated with project design changes to a less than significant level. Only those portions that have been modified by project design changes will be analyzed in Section 3.

4.0 Cumulative Impacts – Includes a description of the cumulative impacts of the project. Only those portions that have been modified will be included in Section 4.0.

5.0 Determination – Provides an updated environmental determination for the project.

6.0 Report Preparation and Consultations – Identifies staff and consultants responsible for preparation of this document and the original MND.

7.0 References – List of references used in preparation of the SMND and the original MND.

1.3 ASSUMPTIONS AND PRIOR CEQA DOCUMENTS APPLICABLE TO THE PROJECT

GENERAL PLAN

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan. The original Montelena MND was prepared and adopted during the time that the City was operating under the Sacramento County General Plan. The City has since prepared and adopted its own General Plan and General Plan EIR, as of June 26, 2006. However, when preparing the General Plan, the City incorporated the expected uses and land use plan of the Montelena project in its land use designations and ultimately in the City's zoning map. Accordingly, while the City has adopted a General Plan since adoption of the Montelena project, the approved Montelena development is substantially consistent with the General Plan and General Plan EIR. Thus, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15083, the environmental review of this project shall be limited to effects

peculiar to this project and which were not addressed in the previous EIR, or which substantial new information shows will be more significant than described in the previous EIR.

SUNRIDGE SPECIFIC PLAN EIR

The proposed project is within the scope of activities and land uses studied in the Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) EIR (State Clearinghouse No. 97022055). However, project specific information about the proposed project was not known at the time of the preparation of the EIR, and the project-specific impacts resulting from implementation of the proposed project were not fully identified in the EIR. Therefore, additional analysis and potential mitigation of the environmental effects of the proposed project are required. CEQA Guidelines Section 15183 provides guidance as to the scope of this subsequent analysis. Section 15183 states:

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(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.

(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.

The original Montelena MND addressed project-specific impacts of the proposed project which were not or could not be adequately described in the SDCP/SRSP EIR. However, per Public Resources Code Section 21083.3, if the Community Plan EIR (in this case, the SDCP/SRSP EIR and the General Plan EIR) identified a significant and unavoidable impact, and the proposed project was adequately described in the Community Plan EIR, any potentially significant impacts that were reviewed under the previous document do not require the preparation of a new EIR.

In accordance with CEQA Guidelines Section 15183, a summary of each of the impacts found to be significant and unavoidable in the SPCP/SRSP EIR is provided below:

- Land use compatibility from the proximity of the Sacramento Rendering Company.
- Vehicle trip generation by the Specific Plan.
- Vehicle trip generation by the Community Plan.

- Increased US Highway 50 traffic volume.
- Level of service (LOS) impacts to the following:
  - Sunrise Boulevard north of White Rock Road;
  - White Rock Road/Sunrise Boulevard intersection;
  - Coloma Road/Sunrise Boulevard intersection;
  - Zinfandel Drive/Sunrise Boulevard intersection;
  - Portions of Sunrise Boulevard and Zinfandel Drive;
  - Sunrise Boulevard/Douglas Road intersection; and
  - Folsom Boulevard/Sunrise Boulevard intersection.
- Construction emissions of air pollutants (NOx, CO, ROG, PM10).
- Operational emissions of air pollutants (NOx, CO, ROG, PM10).
- Odor impacts due to the proximity of the Sacramento Rendering Company.
- Noise impact due to increased traffic.
- Loss of wetlands/jurisdictional waters of the U.S.
- Loss of habitat for special-status species.

The SDCP/SRSP EIR incorporated several mitigation measures for these and other significant impacts identified in the EIR. However, in the case of the above, those impacts remained significant and unavoidable even following implementation of mitigation.

All mitigation measures included in the SDCP/SRSP EIR that applied to development of the Montelena project were restated and updated, as necessary, in the original MND. Where those mitigation measures required additional modification to account for the proposed changes to the project, those changes have been made herein (see Section 3.0).

All applicable CEQA documentation, including the original MND and the SDCP/SRSP EIR, is available at City Hall for review at the following address:

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

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Montelena Douglas (project) site is located on the southwest corner of Douglas Road and Rancho Cordova Boulevard. **Figure 1** is a regional project location map, and **Figure 2** shows the project vicinity within the City of Rancho Cordova.

2.2 BACKGROUND

No changes. See Section 1.0 for applicable regulatory background.

2.3 PROJECT CHARACTERISTICS

The project would remove 89residential units from the original 879 units for a new total of 790 units. The 2012 Montelena Douglas project is a revision to approximately 45.3 acres of Villages 4 and 5, previously approved in the original Montelena project (see **Figure 3** for affected area). Villages 4 and 5 will be reconfigured into 14.2 acres of commercial, a 1.6-acre park, and a 2.4-acre fire station site. The remaining portion of Villages 4 and 5 will be reconfigured into single-family residential lots (see **Table 2-1** for proposed land uses).

TABLE 2-1
PROPOSED LAND USES

Land Uses	Acreage	Units
RD-5	9.5	38
RD-7	99.2	600
RD-10	17.1	152
General Commercial	14.2	N/A
Neighborhood Park	18.5	–
Neighborhood Greens and Paseos	7.7	–
Detention Basin	9.6	–
Stormwater Canal	7.4	–
Wetland Preserve	54.5	–
Fire Station	2.0	–
Douglas, Chrysanthy, Jaeger, and other roads	12.2	–
Total	251.9	790

Source: Montelena Douglas, LLC, 2011.

The modified project description includes a 14.2-acre area proposed for General Commercial (GC). The specific stores that may be included in this future shopping center have not been determined. For the purpose of the supplemental analysis in this document, it is assumed that the commercial area will not exceed 200,000 square feet of commercial building development. Also included in the proposed modifications is the construction of a 1.6-acre park and a 2.4-acre fire station. The original plans for the project included a fire station but in a different location. However, the table above indicates the total change from the original MND to the current proposed project description.

While the proposed modifications made by the Montelena Douglas project include an additional park site, the overall parks at the Montelena Douglas project and the approved Montelena project would be reduced, but would exceed the City's park land dedication requirements for the 790 units. When neighborhood greens and paseos are included in the overall parks amount, the combined Montelena Douglas project and Montelena project would result in an aggregate total of 25.9 acres of public parks and greenspace, an increase of 5.8 acres over the original Montelena project. In order to accommodate the commercial use, the additional park, and the fire station site, as well as the overall modified land use plan for the proposed Montelena Douglas project, a General Plan Amendment and Rezone will be required.

In addition to specific land use modifications, the Montelena Douglas project proposes to revise Transportation Mitigation Measure 15.1 from the original Montelena MND. This revision includes reference to and payment of the City's adopted traffic impact mitigation fee.

2.4 REQUIRED PROJECT APPROVALS

The proposed project consists of the following application requests:

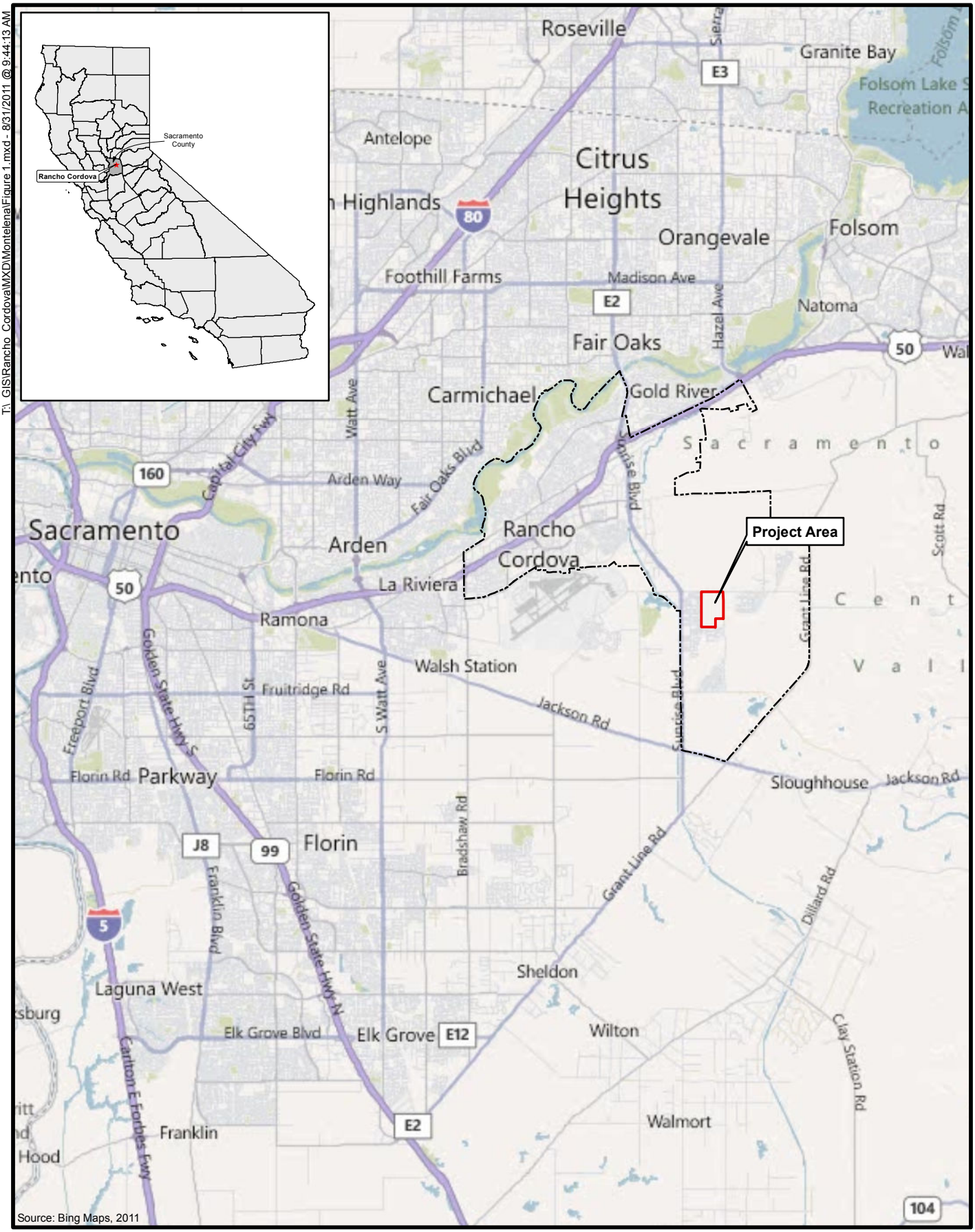
- General Plan Amendment of approximately 45.3± acres from Medium Density Residential (City General Plan (GP)) and Parks/Open Space (City GP) to Low Density Residential (City GP), Medium Density Residential (City GP), Parks/Open Space (City GP), Village Center (City GP), and Public/Quasi-Public (City GP) (see **Figure 4**).

- Rezone approximately 45.3 acres from RD-5 (SDSP), RD-7 (SDSP), and POS (Parks/Open Space) (City zoning) to RD-5 (SDSP), RD-7 (SDSP), POS (Parks/Open Space) (City zoning), GC General Commercial (City zoning) and CS (Community Services) (City zoning) (see **Figure 5**).

- Large Lot Tentative Parcel Map to create 4 large lots on approximately 45.3 acres.

- New Tentative Map for new parcels 3 and 4 of the Large Lot Parcel Map, formerly portions of Montelena Village 4 & 5 , to create 107 single family residential lots, one park lot (Lot A), and three landscape corridor lots on approximately 45.3± acres.

- Development Agreement Amendment to revise the current development agreement for the approved Montelena subdivision.



Source: Bing Maps, 2011

City of Rancho Cordova
Planning Department

Figure 1
Regional Location Map

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Source: Bing Maps, 2011; Rancho Cordova, 2011

City of Rancho Cordova
Planning Department

Figure 2
Project Vicinity Map

T:_CS\Work\Rancho Cordova, City of\Montelena\Figures

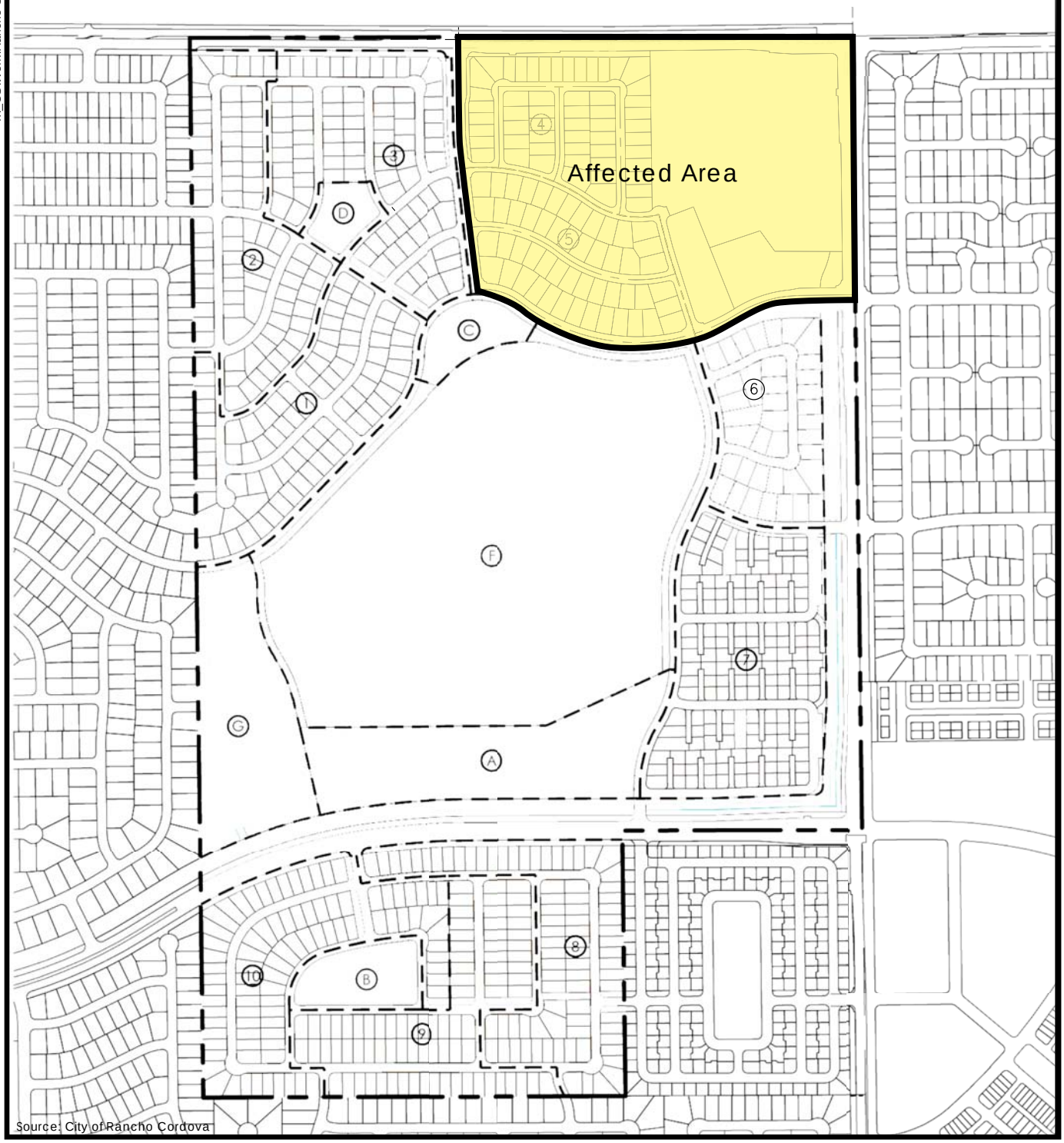
EXHIBIT D-1 LAND USE MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006

Revised: JANUARY 13, 2011



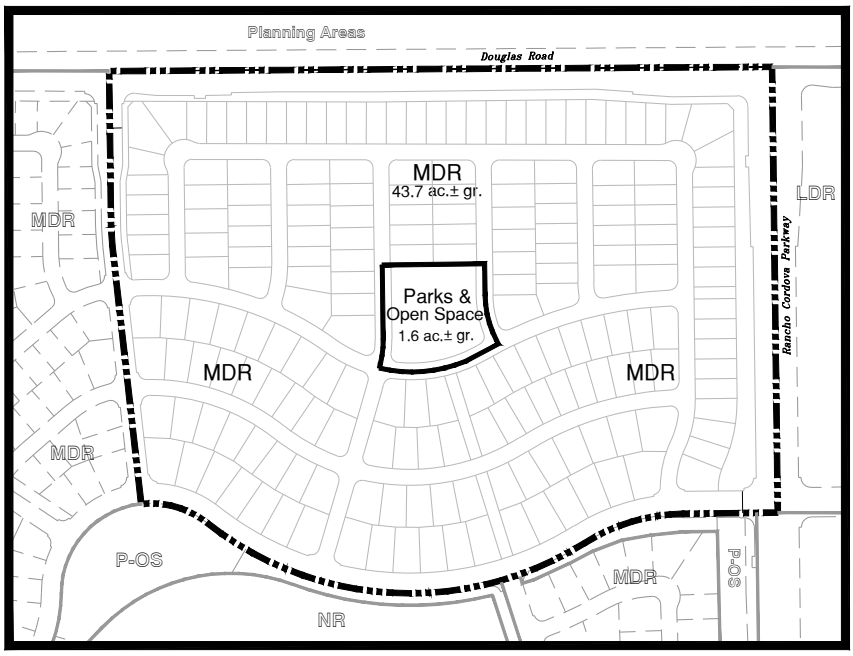
Source: City of Rancho Cordova

City of Rancho Cordova
Planning Department

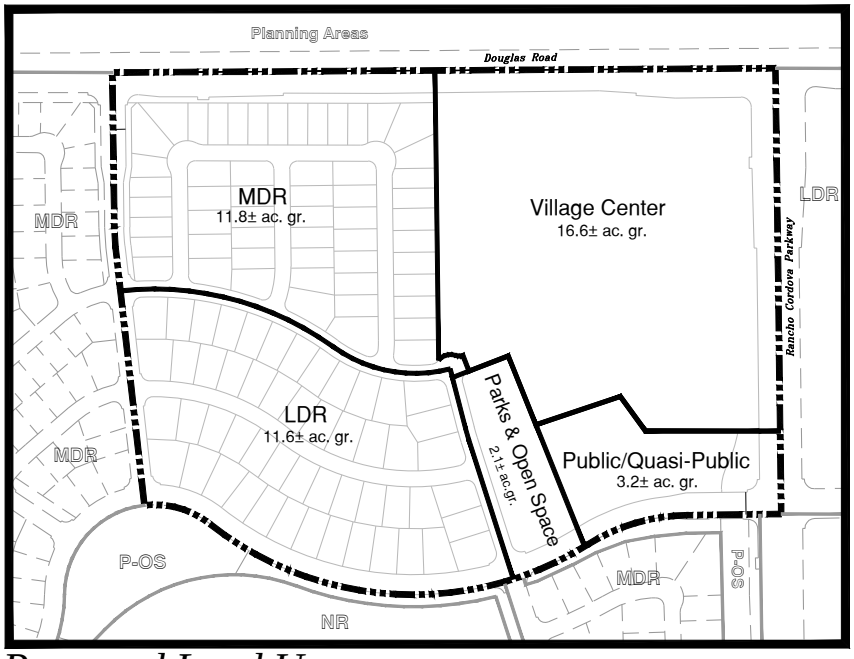
Figure 3

Affected Area of Existing Project

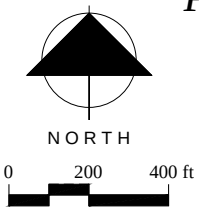
T:_CS\Work\Rancho Cordova, City of\Montelena\Figures



Existing Land Use



Proposed Land Use



General Plan Amendment Exhibit

MONTELENA

Village 4 & 5

Scale 1"=400'
(when printed on 8.5 x 11)

January 23, 2012

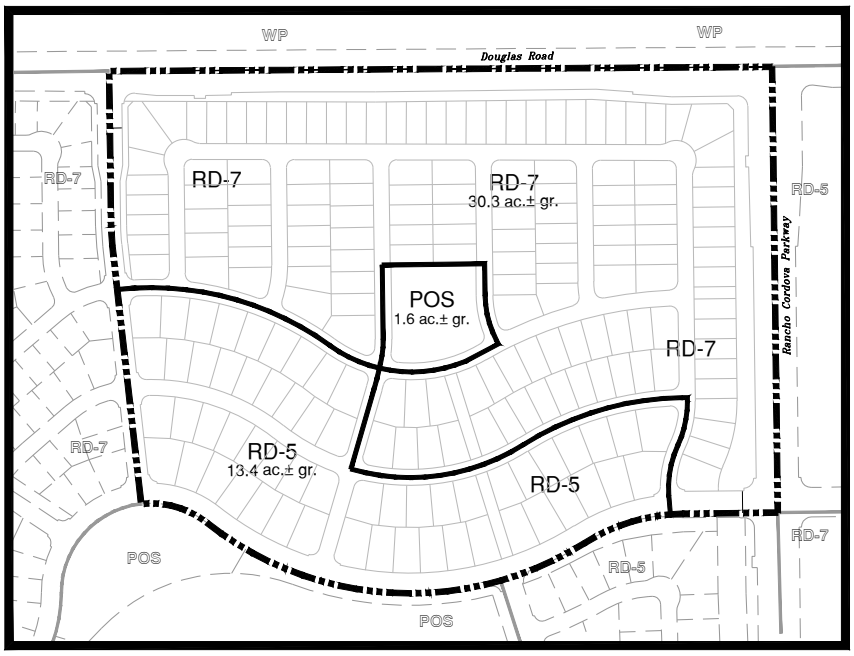
Source: MacKay & Somps

City of Rancho Cordova
Planning Department

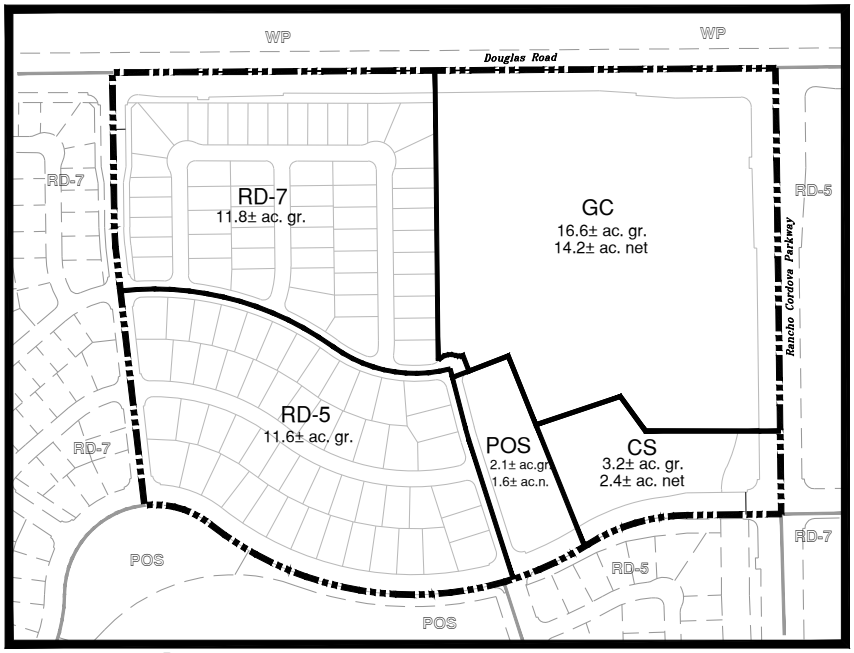
Figure 4

Proposed General Plan Amendment

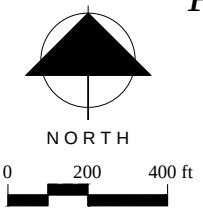
T:_CS\Work\Rancho Cordova, City of\Montelena\Figures



Existing Zoning



Proposed Zoning



Rezone Exhibit

MONTELENA

Village 4 & 5

Scale 1"=400' (when printed on 8.5 x 11)

January 23, 2012

Source: MacKay & Somps

City of Rancho Cordova
Planning Department

Figure 5
Proposed Rezone

3.0 ENVIRONMENTAL ANALYSIS

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 16 specific environmental issues evaluated in this chapter. Potential Cumulative impacts are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

Aesthetics

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

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

- **No Impact:** No project-related impact to the environment would occur with project development, or, the project would not result in any new or more significant impacts other than those identified in previous CEQA analyses.

- **Less than Significant Impact:** The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

- **Less than Significant Impact with Mitigation Incorporated:**[1] The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.

- **Potentially Significant Impact:** The proposed projects would result in an environmental impact or effect that is potentially significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- **Reviewed Under Previous Document:** The impact has been adequately addressed in the following previous environmental documents, and further analysis is not required.

[1] The terminology used in State CEQA Guidelines for delineating impacts that are reduced by mitigation to a less than significant level has changed, as reflected here. However, no functional difference is meant or implied. This change, shown here, is not marked through the remainder of the document.

- *Montelena Initial Study/Mitigated Negative Declaration* prepared and adopted by the City of Rancho Cordova on March 20, 2006 (original MND)
- *Sunrise Douglas Community Plan/Sunridge Specific Plan Draft and Final EIR* (Sacramento County Department of Environmental Review and Assessment 2001) (SDCP/SRSP EIR) and its various addendums
- *Sunrise Douglas Community Plan/Sunridge Specific Plan Long-Term Water Supply Plan EIR* (City of Rancho Cordova 2011)
- The City of Rancho Cordova General Plan EIR

3.2 INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Montelena Douglas
2. **Lead Agency Name and Address:** City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
3. **Contact Person and Phone Number:** Bill Campbell (916) 851-8758
4. **Project Location:** The project is located south of Douglas Road, west of Rancho Cordova Boulevard, and north and east of the Anatolia developments in the Sunrise Douglas Community Plan area in the City of Rancho Cordova.
5. **Project Sponsor's Name and Address:** Mark Hanson
Montelena Douglas, LLC
5241 Arnold Avenue
McClellan, CA 95652
6. **Current Zoning:** Various
7. **General Plan and Planning Area:** City of Rancho Cordova General Plan
8. **APN Number(s):** 067-0030-064 through -070
9. **Description of the Project:** See Section 2.0 of this SMND.
10. **Surrounding Land Uses and Setting:** See Section 2.0 of this SMND.
11. **Other public agencies whose approval may be required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following environmental factors would be potentially affected by the project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporated" or "Potentially Significant/Reviewed Under Previous Document" as indicated by the checklist on the following pages.

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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Montelena Douglas project (hereafter referred to as the "proposed project"), as proposed, may have a significant effect upon the environment. Based upon the findings within this report, the Initial Study will be used in support of the preparation of a Subsequent Mitigated Negative Declaration. The discussion below demonstrates that there is one potentially significant impact identified which was not fully addressed under a previous environmental document. The new impact is mitigated to less than significant by the inclusion of a new mitigation measure (MM 15.1b); therefore, an environmental impact report (EIR) is not warranted.

EVALUATION OF ENVIRONMENTAL IMPACTS

a) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone), or that there is no new or more significant impact other than those identified in previous CEQA analyses. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

b) 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. Cumulative impacts are addressed separately in Chapter 4.0.

c) A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

d) "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.

e) "Less than Significant Impact 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.

f) "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. Discussion will include reference to the previous documents. If an impact is reviewed under a previous document, an impact of "Potentially Significant" does not necessarily require an EIR. If the Program EIR identified a significant and unavoidable impact, and the proposed project was adequately described in the Program EIR, an impact of "Potentially Significant/Reviewed Under Previous Document" does not require an EIR, pursuant to Pub. Res. Code Section 21083.3.

g) Earlier analyses may be used where, pursuant to the tiering program, Environmental Impact Report, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

	Potentially Significant Impact	Less Than Significant Impact with 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?	☐	☐	☐	☒	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. The project's potential visual resource impacts were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (SDCP/SRSP EIR) (State Clearinghouse #97022055, page 4.32). The original MND concluded that implementation of the project would not adversely affect views on nearby or distant scenic vistas; this impact is considered less than significant. Mid-range views to the east, west, and south consist of existing urban development. Views to the north consist of undeveloped land. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations, and military/airport operations. Because changes to the project design primarily involve the types and locations of buildings, do not appreciably increase the height of structures, and will not appreciably decrease the development density, they will not significantly affect these views. Therefore, the proposed project will have no impact on the significance findings determined in the original MND as they pertain to this subject.

b) *No 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 original MND concluded that based on the project site's location (over 4 miles from the nearest state highways that are not designated as state scenic highways in the vicinity of the project site); the project's impacts are less than significant. Because the current project is in the same location, there will be no impact pertaining to this subject.

c) *No Impact/Reviewed Under Previous Document*. The entire Community Plan area is specifically identified in the Rancho Cordova 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) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the County of Sacramento General Plan EIR (SDCP/SRSP FEIR, p. 4.32). The original MND concluded that because the area covered by the project represents a relatively small portion of the overall Sunrise Douglas area and because there are plans to urbanize those areas surrounding the project site, the project's contributions to the previously

disclosed (in the MND), larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context. Because the Montelena Douglas project does not propose any land uses or densities substantially different from those already analyzed in the SDCP/SRSP EIR and original Montelena MND, there will be no further impacts pertaining to this subject than were analyzed in the original MND.

d) *No Impact/Reviewed Under Previous Document.* See c) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE AND FOREST RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526 and by Government Code Section 51104(f)), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒	☐
d) Result in the loss of forestland or conversion of forestland to non-forest use?	☐	☐	☐	☒	☐
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.* The original MND determined that this impact is considered less than significant based on evaluating the project site's soil types and on the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). Because the proposed changes in the Montelena Douglas project will not require development of any additional lands beyond those analyzed in the original MND, there will be no new impacts pertaining to this subject.

b) *No Impact/Reviewed Under Previous Document.* The original MND referenced the SDCP/SRSP FEIR (State Clearinghouse #97022055, page 4.32) in analyzing this issue and determined that the project would have less than significant impacts regarding conflicts with zoning for agricultural use and Williamson Act contracts, as the project site contains no parcels under Williamson Act contracts (SDCP/SRSP EIR, page 4.30a). Because the proposed changes in the Montelena Douglas project will not require development of any additional lands beyond those analyzed in the original MND, there will be no new impacts pertaining to this subject.

c) *No Impact.* The proposed project does not contain any forestland. Therefore, development of the project area would result in no impact to forestland.

d) *No Impact.* See discussion c) above.

e) *No Impact/Reviewed Under Previous Document.* See a) and d) above.

	Potentially Significant Impact	Less Than Significant Impact with 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?	☐	☐	☐	☒	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project is non-attainment under applicable federal or state ambient air quality standards?	☐	☐	☒	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒	☒

EXISTING SETTING

The original MND for the project did not include any distinct modeling of emissions from the proposed project. However, in order to provide a general comparison of the originally approved project and the currently proposed changes, operational emissions were quantified using the URBEMIS 2007 (v9.2.4)[2] computer program. The URBEMIS2007 program is designed to model construction and operational emissions for land use development projects and allows for the input of project-specific information. The 14.2-acre General Commercial (GC) area was labeled in URBEMIS as a "regional shopping center," giving an approximation of trips and emissions even though specific uses to be constructed in that area are not known. Furthermore, as there is no designation in URBEMIS for a fire station, an approximation of one was generated using custom designations and applying common trip and other factors garnered from research into similar such projects.

The operational emissions of both the approved Montelena project and those expected of the project with the proposed modifications are shown in **Table 3-1** below. The raw output from the model is included as **Appendix B**.

[2] URBEMIS is software which uses the URBEMIS land use emissions inventory model to estimate criteria pollutant emissions under particular scenarios involving construction, area, and other sources. It has been designed specifically for California, though a 49-states version is in development, and uses California-specific road and construction emissions factors. The URBEMIS 2007 model uses the California Air Resources Board's EMFAC2007 model for on-road vehicle emissions and the OFFROAD2007 model for off-road vehicle emissions.

TABLE 3-1
OPERATIONAL EMISSIONS – EXISTING AND PROPOSED PROJECT

Project	Pollutant (lbs/day)						
	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Existing Entitlements	124.3	76.0	783.1	0.7	110.1	21.3	87,209.9
Proposed Project	154.6	107.4	1,118.8	1.0	156.8	30.4	117,623.3
CHANGE	**30.3**	**31.3**	**335.7**	**0.3**	**46.8**	**9.1**	**30,413.4**

Current Sacramento Metropolitan Air Quality Management District (SMAQMD) thresholds are shown in **Table 3-2** below.

TABLE 3-2
SMAQMD EMISSIONS THRESHOLDS

Phase	Pollutant (lbs/day)	
	ROG	NOx
Construction	n/a	85
Operational	65	65

Source: SMAQMD 2002

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes the local measures planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project sites, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The Montelena Douglas project would include, but not be limited to, a mixture of complementary uses within ½ mile of the project's boundaries, Class I or Class II bike lanes, multiple and/or direct pedestrian access, and state-of-the-art telecommunications capabilities, and would be located within ¼ mile of a bus stop. In addition to these standards and design features, the project would include other features, (see discussion below) to fulfill SMAQMD's objectives and Sacramento County General Plan Policy AQ-15. As such, the project would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered less than significant.

Montelena Douglas Specific Information and Impacts

The proposed modifications to the project were not originally delineated in the Specific Plan. However, as a Master EIR, the Specific Plan EIR assumed a given range of development rather than specific development designs, as it was understood that certain details would change as on-the-ground development occurred. As other projects within the Specific Plan have either been canceled or have opted not to include commercial uses as originally anticipated in the SDCP/SRSP EIR, the addition of 14.2 acres of commercial development in

the proposed project would not differ functionally from the assumptions of the SDCP/SRSP EIR. As shown in **Table 3-1** above, the proposed modification to the project description is expected to result in additional emissions of criteria pollutants, such that the thresholds established by the Sacramento Metropolitan Air Quality Management District would be exceeded. While this would point to a potentially significant impact, the SDCP/SRSP EIR identified that both construction and operational impacts would exceed thresholds of significance and impacts would be significant and unavoidable. The EIR already identified these significant impacts and mitigated them to the extent feasible. Consequently, the original MND concluded that this impact will be potentially significant unless mitigation is incorporated. Because the proposed project would be consistent with the overall assumptions and conclusions of the SDCP/SRSP EIR and the original MND, this significant impact does not require the preparation of an additional EIR, and the impact is labeled as less than significant in this MND, pursuant to Public Resources Code Section 21083.3.

The Sunridge Specific Plan proponents have complied with mitigation measure AI-5 (SDCP/SRSP EIR) by submitting an approved Sacramento County AQ-15 Air Quality Plan. (May 3, 2002, Staff Report to Board of Supervisors for May 8, 2002). The original MND contains mitigation measure MM 3.1 (Appendix A, p. 3-11), which ensures that the Montelena project complies with the Sunridge Specific Plan AQ-15 Air Quality Plan. Air emissions estimated for the proposed project changes do not show a significant increase from those estimated using the original project land uses and would not exceed any additional standards of significance; thus, the same level of impact and mitigation measure MM 3.1 will continue to apply. There will be no new or substantially greater impact from the Montelena Douglas project pertaining to this issue.

b) *Less than Significant Impact/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The original Montelena MND air quality analysis indicated that the project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant air quality impacts that were not already identified in the Master EIR, nor would they cause any impacts peculiar to the project or parcels. To ensure that the mitigation measures are carried out at this project level, the original MND included mitigation measures MM 3.2a through MM 3.2e (Appendix A, pp. 3-12 and 3-13), which are revisions to previously adopted measures in the SDCP/SRSP EIR, made applicable to this project. The original MND also added mitigation measure MM 3.2f to reduce emissions from off-road diesel-powered construction vehicles.

Montelena Douglas Specific Information and Impacts

Because air emissions estimated for the proposed project changes do not show significant increases from those estimated using the original project land uses, the same level of impact and mitigation measures that were adopted in the original MND will continue to apply to the project. Thus, there will be a less than significant impact from the Montelena Douglas project pertaining to this issue.

c) *Less than Significant/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above. Because air emissions estimated for the proposed project changes do not show significant increases from those estimated using the original project land uses, the same level of impact and mitigation measures that were adopted in

the original MND will continue to apply to the project. Thus, there will be a less than significant impact from the Montelena Douglas project pertaining to this issue.

d) *No Impact/Reviewed Under Previous Document*. The land uses proposed under the Montelena Douglas project are not associated with substantial pollutant concentrations and are estimated to generate a less than significant increase in emissions compared to the original MND land uses. In addition, standard equipment and best management practices (BMPs) will be used during all construction activities [see discussion a) above]; therefore, this impact will remain less than significant.

e) *No Impact/Reviewed Under Previous Document*. The original MND concluded that, based on analysis provided in the SDCP/SRSP EIR regarding potential odors from the Sacramento Rendering Plant, that impacts to the project from odors will be less than significant. The changes associated with the Montelena Douglas project will occur in the same location as the original MND project description and will not introduce new sources of odors. Thus, the project will have no impact pertaining to this issue beyond that discussed in the original MND.

	Potentially Significant Impact	Less Than Significant Impact with 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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	☒
g) Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.	☐	☐	☐	☒	☒

EXISTING SETTING

The SDCP/SRSP EIR addressed the potential biological impacts of development in a general (non-site-specific) manner and applied mitigation measures to subsequent projects seeking approval in conjunction with the SDCP/SRSP. Subsequent projects in the SDCP/SRSP are required to prepare wetland delineations and site-specific special-status species surveys and obtain appropriate state and federal permits, and to provide "fair-share" mitigation for known biological impacts.

Following approval of the original project, the entire site, save for the 54.5-acre wetland preserve, was rough graded and building pads were created. This activity essentially removed all surface cover and removed all potential habitat and wetlands in these areas. A 404 Permit

was secured and approved by the appropriate agencies. Revisions to the project associated with the Montelena Douglas project would affect areas already rough graded for homes and roadways and would therefore have no effect on the dedicated wetland preserve, which also contains communities of slender Orcutt grass.

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

Impacts to special-status species were globally (non-site-specific) evaluated in the SDCP/SRSP Master EIR (FEIR, pp. 14.27–14.32). The Montelena project site may contain suitable habitat for special-status species (FEIR, p. 14.27). 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, and therefore the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special-status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits [Findings, pp. 120–121 (mitigation measures BR-6, BR-7)].

As described in the original MND, the Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant special-status species impacts that were not already identified in the Master EIR, nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, Section 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the special-status species impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA (CEQA Guidelines Section 15183). However, to ensure that the mitigation measures adopted for the Specific Plan (BR-6 and BR-7) are carried out at this project level, the original MND includes adopted mitigation measures 4.1a, b, and c, which are revisions to those previously adopted measures, made applicable to this project to reduce the potentially significant impact to special-status species to a less than significant level.

Montelena Douglas Specific Information and Impacts

The applicant has coordinated with the appropriate agencies, conducted surveys for special-status species, and complied with and implemented its Section 404 Permit and all associated on- and off-site mitigation. The entire site has been rough graded and in-tract sewer, water, and drainage has been installed in one village. The site is maintained every year for fire hazards and SWPPP measures. All permitted wetlands have been filled as allowed by the Section 404 Permit and the necessary mitigation provided pursuant to the permit requirements. As such, the project will not change the significance of impacts presented in the original MND. Thus, the project will have no impact pertaining to this issue.

b) *No Impact/Reviewed Under Previous Document.* The original MND concluded that the project will have potentially significant impacts unless mitigation is incorporated, referring to the same habitat and species as were discussed under a) above. The proposed project

revisions will not change the impact acreage, findings, or mitigation measures presented in the original MND pertaining to the sensitive natural communities in the project area, primarily vernal pool habitat.

c) *No Impact/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

Impacts to wetlands were globally (non-site-specific) evaluated in the SDCP/SRSP Master EIR (see FEIR, pp. 14.22–14.24). The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). As described in the original MND, the Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant wetlands impacts that were not already identified in the Master EIR, nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines Section 15178, subd. (c)(1).) This is in large part due to the 54.5-acre wetland preserve located on the proposed project site and the project's full implementation of the Section 404 wetlands permit. Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the wetlands impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA (CEQA Guidelines Section 15183). However, to ensure that necessary federal permits are obtained, and compliance with the County's no net loss program is achieved, the original MND included mitigation measures 4.2a and 4.2b, involving no net loss policies for wetland habitat acreage and obtaining appropriate environmental permits, which are based on the requirements of measures BR-2 and BR-4, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to wetlands to a less than significant level.

Montelena Douglas Specific Information and Impacts

Following original approval of the project, the project proponent at the time secured permits for the fill of on-site wetlands and the conveyance and endowment of a wetland preserve in the center of the project site, according to the requirements of the US Army Corps of Engineers and mitigation measures MM 4.2a and MM 4.2b in the original MND. Since the project has fully implemented its 404 Permit, including off-site mitigation and the creation and endowment of the on-site preserve, the original MND requirements with respect to wetland impacts and mitigation have been satisfied. Implementation of the proposed project's changes in land use would not change the original MND's less than significant finding pertaining to whether the project would interfere with the movement of any fish or wildlife species or impede the use of native wildlife nursery sites or corridors because there would be no change in the acreage of the area being disturbed to implement the project. Therefore, there is no new or substantial change in this impact.

d) *No Impact/Reviewed Under Previous Document.* Changes to the land uses associated with the Montelena Douglas project will not substantially interfere 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 beyond that analyzed in the original MND, as the same areas of ground-disturbing footprint will be

developed. Therefore, changes to the project would have no new impact regarding the original MND's less than significant finding pertaining to this issue

e) *No Impact/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The project site may contain oaks, cottonwoods, ornamentals, and various orchard trees. Impacts to native oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an on-site tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9)).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts to on-site trees that were not already identified in the Master EIR, nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines Section 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the tree impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA (CEQA Guidelines Section 15183). More importantly, since the Montelena project site currently contains no trees, mitigation measure MM 4.3 has been deleted and the potential impacts are less than significant.

Montelena Douglas Specific Information and Impacts

Following the original approval for the project, the project proponent prepared a tree survey and complied with all mitigation requirements in mitigation measure MM 4.3 prior to removing all project trees. Since that time, no trees have re-grown on the site. Therefore, further development of the site would result in no impact to trees. Thus, changes associated with the Montelena Douglas project will have no impact on trees compared to the original MND findings.

f) *No Impact/Reviewed Under Previous Document.* Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County; therefore, changes to the project would have no impact regarding the original MND's less than significant finding pertaining to this issue.

g) *No Impact.* Changes to the land uses associated with the Montelena Douglas project will not substantially affect the limited numbers or range of wildlife analyzed in the original MND, as the same areas of ground-disturbing footprint will be developed. Therefore, changes to the project would have no impact regarding the original MND's less than significant finding pertaining to this issue.

	Potentially Significant Impact	Less Than Significant Impact with 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 Public Resources Code Section 21084.1 and CEQA Guide*lines Section 15064.5*, respectively?	☐	☐	☐	☒	☒
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Sections 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	☐	☐	☐	☒	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the cultural resources studies conducted for the SDCP/SRSP EIR, as no additional areas with potential cultural resources will be developed.

	Potentially Significant Impact	Less Than Significant Impact with 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.	☐	☐	☐	☒	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	☒
iv) Landslides?	☐	☐	☐	☒	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced soil types and geologic conditions studied for the SDCP/SRSP EIR, as no additional areas with potential geological resources will be developed, and proposed changes in land use development will not require deeper or more extensive foundations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. 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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	☒
e) For a project located within an airport land use plan 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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the hazardous materials studies conducted for the SDCP/SRSP EIR, as no additional areas with potential hazardous materials or waste will be developed. Possible hazardous materials storage, use, and disposal associated with the proposed commercial and public (fire station) land uses for the Montelena Douglas project would meet requirements for construction, operation, and disposal in accordance with current local, state, and federal regulations regarding hazardous materials and waste, and would not present any new impacts.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. HYDROLOGY AND WATER QUALITY	Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the hydrology and water quality studies conducted for the SDCP/SRSP EIR. The construction and operation of a commercial center in place of 89 homes is roughly analogous in stormwater impact. No special construction methods, such as blasting or pile driving, are expected to be required.

Following initial approval of the Montelena project, the site was rough graded and stormwater infrastructure adequate to meet the needs of the project, consistent with the mitigation measures identified in the original MND, was constructed on site, including a stormwater detention basin and stormwater canals. While these have been installed, the mitigation measures in the original MND remain applicable to the Montelena Douglas project to ensure that these features remain in perpetuity to reduce potential water quality standards and waste discharge requirements impacts to less than significant levels.

Regarding environmental checklist question (b), the water supply analysis of the SDCP/SRSP EIR was successfully challenged in court, leading to the preparation of an EIR to address the environmental effects of long-term water supply to the project area. Significant impacts identified in that EIR include:

- Impacts related to diversion from the Sacramento River for a small proportion of water supplies needed to serve the project area in the long term.
- Impacts to resources in public trust, directly related to the Sacramento River (see above).
- Cumulative growth inducement as a result of removing barriers to development, namely adequate water supply.

As with other hydrological impacts, the modified project description for the Montelena Douglas project has been determined to be largely consistent with the land use assumptions of the SDCP/SRSP; thus, the analysis presented in the updated water supply EIR covers the proposed project. According to State CEQA Guidelines Section 15183, no additional analysis is required, and the impact is identified herein as less than significant.

Regarding environmental checklist question (c), it should be noted that the mitigation identified in the original MND for reducing potentially significant drainage impacts to less than significant levels has already been implemented, namely through mitigation measure MM 8.2b requiring the creation of a wetland preserve. The on-site wetland preserve has been conveyed to Sacramento Valley Conservancy in fee title, and a conservation easement for the preserve was given to Wildlife Heritage. An endowment was also fully funded for the maintenance of the preserve in perpetuity. Since the applicant no longer owns the on-site preserve, it has a dual layer of ownership/protection in perpetuity, and the maintenance endowment has been fully funded, mitigation measure MM 8.2b has been fully satisfied.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. LAND USE AND PLANNING	Would the project:				
a) Physically divide an existing community?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the land uses and zoning analysis conducted for the SDCP/SRSP EIR.

The proposed project is located within the area analyzed by the SDCP/SRSP EIR and thus represents the next development to occur in a portion of the city designated for urban development. The updated project description would modify the original project plan as well as the General Plan designation and zoning for the project area. However, except for the establishment of the wetland preserve, the actual land use design of the project site was not established with the purpose of avoiding an environmental effect. As the modified Montelena Douglas project would retain the wetland preserve, no change to the impact in environmental checklist question b) would occur. Regarding environmental checklist question c), a realistic timeline for adoption of the South Sacramento County Habitat Conservation Plan (HCP) cannot be determined, as it has been in the planning stages for more than a decade. Regardless, the HCP in its current iteration assumes that the project site contains urban development and the wetland preserve. As such, the proposed Montelena Douglas project conforms to this draft plan and would not change the less than significant impact identified in the original MND.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XI. 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?	☐	☐	☐	☒	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the mineral resources studies conducted for the SDCP/SRSP EIR, as no additional areas with potential mineral resources will be developed.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. 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?	☐	☒	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area except checklist questions a) and c), as explained below. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the noise studies conducted for the SDCP/SRSP EIR.

a) *and c) Less than Significant With Mitigation Incorporated/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The original MND found that, as predicted in the SDCP/SRSP Master EIR, the Montelena project may place residential and other land uses in close proximity to roadways, which may

result in traffic noise in excess of established Sacramento County General Plan and Noise Ordinance Standards (FEIR, pp. 12.15–12.16). This project, however, is subject to the mitigation measures adopted by the County for these impacts. Therefore, this impact will be mitigated to a less than significant level using mitigation measure MM 11.1, based on NS-5 of the SDCP/SRSP EIR.

Montelena Douglas Specific Information and Impacts

The Montelena Douglas project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant noise impacts that were not already identified in the Master EIR, nor would it cause any impacts peculiar to the project or parcels. Thus, the same mitigation measure (MM 11.1) in the original MND will remain applicable. However, since adoption of the original MND, the City of Rancho Cordova has adopted its own General Plan including a Noise Element with goals, policies, and action items to implement these policies. The City has also added Chapter 6.68, Noise Control, to its Municipal Code. The City's General Plan noise policies and Municipal Code provisions are based largely on those of Sacramento County, but supersede the County's noise code and General Plan policies for projects within the city limits approved after Rancho Cordova's incorporation in 2006. Thus, mitigation measure MM 11.1 is revised for the Montelena Douglas project as follows. Also, mitigation measure MM 11.1b is added so the project will comply with the City's applicable General Plan and Municipal Code noise policies and mitigation. However, the overall impact of these changes and mitigation measures will be less than significant as they do not change the conclusions of the original MND.

The following mitigation measure (based on NS-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena Douglas project.

MM 11.1a The Montelena noise-sensitive land uses proposed for development within the future 60 dB Ldn traffic noise contour shall be required to prepare an acoustical analysis and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the Rancho Cordova General Plan Noise Element and Chapter 6.68, Noise Control, of the Rancho Cordova Municipal Code.

Timing/Implementation: *Prior to issuance of building permits*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department*

The following mitigation measure is added to ensure compliance with Rancho Cordova General Plan noise policies and Municipal Code standards.

MM 11.1b In accordance with Rancho Cordova General Plan Policy N.1.3, prior to approval of any plans for development of any nonresidential land uses likely to exceed City noise standards (i.e., the General Commercial area), the project proponent shall secure the services of a qualified acoustical professional experienced in environmental noise assessment and architectural acoustics to prepare an acoustical analysis of any potential noise impacts to adjacent homes, both on- and off-site, estimating existing and projected cumulative noise levels and comparing those levels to the policies within the City's General Plan Noise Element. For any noise levels found in the acoustical analysis that would exceed the City's current noise standards listed in the

General Plan Noise Element and Municipal Code Chapter 6.68, the project proponent shall mitigate those noise impacts through project design to comply with the City's noise standards. This acoustical analysis shall be approved by the City prior to approval of any subsequent grading permits or other ground disturbance in the General Commercial (GC) area.

Timing/Implementation: *Prior to approval of grading permits in the GC area*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department*

Implementation of mitigation measures MM 11.1a and MM 11.1b would ensure compliance with City of Rancho Cordova noise standards and reduce future ambient noise levels to less than significant.

In regard to environmental checklist question c), the same changes in mitigation measures MM 11.1a and MM 11.1b would be applicable to mitigate for the Montelena Douglas project's changes in land use that would introduce new sources of permanent increases in ambient noise to a less than significant level. Thus, the project's impacts from minor alterations to these mitigation measures will be less than significant.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIII. 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)?	☐	☐	☐	☒	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. The Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the population and housing analysis conducted for the SDCP/SRSP EIR. In regard to environmental checklist question a), while the proposed modification of the project site would increase the number of employees working in the area, it would simultaneously reduce the number of homes on the project site, resulting in a similar amount of growth to what was originally anticipated.

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

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the public services analysis conducted for the SDCP/SRSP EIR. In regard to environmental checklist question c), reducing the number of dwelling units constructed by the Montelena Douglas project from 879 to 790 will incrementally reduce the number of students generated by the project. Also, in regard to environmental checklist question d), although the proposed project design decreases the acreage of parkland compared to the original project (18.2 acres vs. 20.1 acres), this change in overall green space is balanced by adding 7.7 acres of neighborhood greens and paseos to serve the proposed residential units and would still exceed the City parkland requirements for those 790 units. Thus, the original MND adequately analyzed the environmental effects of the aggregate area of parklands.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. 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?	☐	☐	☐	☒	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the recreation analysis conducted for the SDCP/SRSP EIR. The parklands associated with the Montelena Douglas project design when coupled with the reduction in residential units will not affect the original MND analysis and findings.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVI. TRANSPORTATION/TRAFFIC Would the project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?	☐	☒	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways,	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒	☒
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	☐	☐	☐	☒	☒

EXISTING SETTING

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). Because the proposed Montelena project changed land use arrangements and land use totals from those analyzed in the SDCP/SRSP EIR, Fehr & Peers conducted a Supplemental Traffic Assessment in January 2005 to address the differences in the proposed plan to the SDCP/SRSP EIR (Appendix B of the original MND). The analysis concluded that the proposed original Montelena project would generate 747 fewer daily trips than land uses analyzed in the SDCP/SRSP EIR. Furthermore, with the proposed fewer trips, mitigation measures presented in the SDCP/SRSP EIR would continue to mitigate expected traffic impacts.

Following the project proponent's application to modify the land use plan for the project, and thus the General Plan designation and zoning to match the updated land use plan, the City

contracted with Fehr & Peers to prepare an update to the original traffic analysis, in order to identify any additional traffic impacts that could occur with the replacement of some housing with commercial mixed-use development (attached as **Appendix C**). The conclusions of that update are discussed below.

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area except checklist question a), as explained below. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the traffic studies conducted for the SDCP/SRSP EIR.

a) *Less than Significant With Mitigation Incorporated/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The original MND found that although the Montelena project would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (mitigation measures MM TC-1 through TC-7 and TC-9 through TC-31), which would mitigate the project's traffic-related impacts to the greatest extent possible. The Montelena project site plan is substantially consistent with plan analyzed in the SDCP/SRSP EIR. Therefore, impacts were previously addressed in the SDCP/SRSP EIR. The original MND included one project-specific mitigation measure, MM 15.1, requiring the project to participate in fair-share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR in mitigation measures MM TC-1 through TC-7 and TC-9 through TC-31.

Montelena Douglas Specific Information and Impacts

In order to determine the effect the proposed modification of the project would have on the traffic analysis in the SDCP/SRSP EIR, Fehr & Peers prepared an updated traffic analysis considering the addition of a commercial area and the other modifications to the project listed in Section 2.0. It was determined in the study that the only significant impact above those identified in the SDCP/SRSP EIR was a potentially significant increase in volume-to-capacity ratio at the Sunrise Boulevard/Douglas Road intersection. To reduce this impact to a less than significant level, the City proposes to add the following mitigation measure (MM 15.1b). In addition, the City has adopted a traffic impact fee to fund the various transportation improvements required by mitigation measures MM TC-1 through TC-7 and TC-9 through TC-31 of the SDCP/SRSP EIR. The provision of a fair share of the funding for these mitigation measures was required by mitigation measure MM 15.1 of the MND. Consequently, mitigation measure MM 15.1 of the MND will be relabeled as 15.1a and revised as shown below in order to fully mitigate the project's off-site traffic impacts.

MM 15.1a The Montelena Douglas project shall participate in fair-share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR as TC-1 through TC-7 and TC-9 through TC-31 by paying the City's adopted traffic impact mitigation fee.

Timing/Implementation: *Prior to issuance of building permits*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department*

MM 15.1b The City of Rancho Cordova shall modify the timing at the Sunrise Boulevard and Douglas Road intersection to allow overlap phasing for westbound right turn movements.

Timing/Implementation: *Prior to issuance of occupancy permits*

Enforcement/Monitoring: *City of Rancho Cordova Public Works*

Implementation of adopted mitigation measure MM 15.1a and new mitigation measure MM 15.1b would reduce the impacts on volume-to-capacity ratio and congestion at intersections to less than significant.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVII. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	☒
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?	☐	☐	☒	☐	☒
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?	☐	☐	☐	☒	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒	☒
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?	☐	☐	☐	☒	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

No Impact/Reviewed Under Previous Document for all checklist questions in this issue area except checklist question b), as explained below. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the utilities and service systems analysis conducted for the SDCP/SRSP EIR.

b) *Less than Significant/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR and Original MND Findings

The original MND found that 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). Since the date of the original MND, the in-tract sewer and water infrastructure has been installed in Village 7 of the project. In addition, there is a sewer trunk line traversing the project along Chrysanthy and Rancho Cordova Parkway. A major water line adjoins the project's northern boundary in Douglas Road, and a water line extends through the Chrysanthy and serves Village 7. The Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1 (CSD-1) planned facilities and interceptor construction will provide sufficient capacity to accommodate SRSP buildout sewer flows. All water supply facilities for the SRSP, including the Montelena project, will be integrated with the planned Zone 40 surface and groundwater conjunctive use program described in the Water Forum Plan. However, the original MND concluded that the impacts due to construction of new water and wastewater facilities were potentially significant unless mitigation is incorporated. The Montelena project will be required to construct the necessary wastewater and water infrastructure facilities to accommodate the proposed land uses on site, the original MND included mitigation measures MM 16.1a, b, c, d, and e (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) to the Montelena project.

Montelena Douglas Specific Information and Impacts

The planning and analysis of water supply for the project area was encompassed in the SDCP/SRSP EIR. Following successful challenge of the EIR, an EIR was prepared outlining the water supply requirements and the potential environmental impacts of providing water to the SDCP/SRSP EIR. Known as the SDCP/SRSP Long-Term Water Supply Plan EIR, this document considered and documented these effects. The proposed project will not result in new or more significant impacts as the proposed project is consistent with the land use and development assumptions in the project area and as the SDCP/SRSP EIR addressed the environmental effects of water provision for the project area. The requirements in mitigation measure MM 16.1c of the original MND regarding requirements for water supply agreements based on Sacramento County General Plan policies were satisfied at the time the mass grading permit for the entire project site was issued by the City.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVIII. 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?	☐	☐	☐	☒	☒
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒		☐
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.	☐	☐	☐	☒	☒
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the project changes associated with the Montelena Douglas project will have no impact to the analyses, impact conclusions, or mitigation measures adopted in the original MND related to the environment (aesthetics, air quality, biological resources including special-status species and wetlands, cultural resources, or hydrology/water quality).

b) *Less than Significant Impact.* Development of the proposed project has been assumed by the City since before the adoption of the current General Plan, as indicated by the General Plan designation of the project site. While the proposed modifications of the project would allow for construction of commercial uses where originally homes were planned, the area of effect would be the same and the fact that fewer homes would be constructed would offset additional impacts from the proposed commercial uses. Therefore, the proposed project would have a less than significant impact.

c) *No Impact/Reviewed Under Previous Document.* There are several proposed developments within the project area (i.e., Anatolia, and Sunridge Park and Lot J). The Montelena Douglas project, together with other proposed and planned development in the vicinity, could result in potentially significant cumulative impacts. However, as those cumulative impacts were addressed in the SDCP/SRSP EIR as well as in the SDCP/SRSP Long-Term Water Supply Plan EIR, no additional discussion is required under CEQA, and there will be no impact to the conclusions and adopted mitigation measures in the original MND.

d) *Less than Significant with Mitigation Incorporated/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the project changes associated with the Montelena Douglas project will not significantly alter the analyses, impact conclusions, or mitigation measures adopted in the original MND regarding adverse effects on human beings. Certain mitigation measures have been edited (MM 11.1a and MM 15.1a) and added (MM 11.1b and MM 15.1b) into this document based on new environmental documents, policies, or standards adopted by the City since the original MND was adopted in order to ensure that those impacts remain less than significant. Thus, potential project impacts and mitigation measures identified in the original, adopted MND such as air quality, transportation/traffic, hydrology/water quality, provision of public services, provision of utilities, and noise that could cause substantial adverse effects in human beings, either directly or indirectly, will not significantly change, and this impact will be less than significant.

4.0 CUMULATIVE IMPACTS

4.1 CUMULATIVE IMPACTS

INTRODUCTION

This section addresses the Montelena Douglas project's potential to contribute to cumulative impacts in the region beyond what was analyzed in the original MND. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts."

CUMULATIVE SETTING

The cumulative setting for the Montelena project includes buildout of approved surrounding projects such as the Anatolia I, II, III, and IV developments, North Douglas I and II, Sunridge Park, Lot J, Sunridge East, and the Preserve at Sunridge. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County, which include, but are not limited to, Rio Del Oro and the Villages at Zinfandel, which contribute to cumulative development in the vicinity of the proposed project.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts beyond what was analyzed in the original MND. The views of the project area would change from entirely residential to mixed-use residential, commercial, and institutional (fire station). Urbanization of the cumulative area has been assumed for some time and addressed in various EIRs, including the SDCP/SRSP EIR, the Rio Del Oro EIR, and the Rancho Cordova General Plan EIR, and in various MNDs prepared as subsequent documents to the above EIRs. Thus, the project's impacts to aesthetic resource will remain less than significant under cumulative conditions, as concluded in the original MND.

Agriculture and Forest Resources

The entire project area was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Furthermore, no agricultural uses remain in the project vicinity. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area, and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR and Rancho Cordova General Plan EIR. Because the project development footprint will not change from that analyzed in the original MND, there will be no change in the original MND's findings of less than cumulatively significant.

Air Quality

The original MND concluded that the Montelena project would contribute to cumulative air quality impacts in the vicinity and that mitigation measures contained in Section 3: Initial Study, III: Air Quality, of the MND would reduce the contribution of the proposed project to the greatest extent feasible. Because air emissions estimated for the proposed project changes do not show significant increases from those estimated using the original project land uses, the same level of impact and mitigation measures that were adopted in the original MND will continue to apply to

the project. Thus, there will be a less than cumulatively considerable impact from the Montelena Douglas project pertaining to cumulative air quality impacts.

Biological Resources

The original MND found that the project would contribute to cumulative biological resource impacts within the project area; however, implementation of the mitigation measures identified in Section 3: Initial Study, IV. Biological Resources, of the original MND would mitigate the project's contribution to a cumulative loss of biological resources to less than significant. Implementation of the proposed project's changes in land use would not change the development footprint and would not change the original MND's findings and mitigation regarding cumulative biological impacts.

Cultural Resources

The original MND concluded that implementation of the Montelena project would contribute to an increase in cultural resource impacts. However, mitigation measures identified in Section 3, Initial Study, V. Cultural Resources, of the original MND would reduce project-specific impacts. Thus, the project would have a less than significant cumulative impact. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the cultural resources studies conducted for the SDCP/SRSP EIR, as no additional areas with potential cultural resources will be developed. Thus, there will be no change regarding cumulative cultural resources impacts compared to the original MND.

Geology and Soils

The original MND indicated that project-related impacts on geology and soils would be site-specific and implementation of the proposed project would not contribute to seismic hazards or water quality impacts associated with soil erosion. Therefore, the proposed Montelena project is anticipated to have no impact on cumulative geophysical conditions in the region. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, as no additional areas will be developed. Thus, there will be no change regarding cumulative geology and soils issues compared to the original MND.

Greenhouse Gas Emissions

For the purposes of this SMND, CEQA does not require the analysis of impacts unless it based on new information that "was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR" was certified. (CEQA Guidelines section 15162(a)(3).) The EIR was certified in 2002 and the original MND was adopted in 2006. In 2002, information about the potential impacts of GHGs was widely known. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of greenhouse gas emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997. In the early and mid 2000s, GHGs and climate change were extensively discussed and analyzed in California. In 2000, SB 1771 established the California Climate Action Registry for the recordation of greenhouse gas emissions to provide information about potential environmental impacts. Therefore, the impact of greenhouse gases on climate change was known at the time of the certification of the EIR in 2002. Under CEQA standards, it is

not new information that requires subsequent analysis. No environmental analysis of the Project's impacts on this issue is required under CEQA.

Hazards and Hazardous Materials

The original MND concluded that the project would contribute to hazards associated with the accidental release of hazardous materials; however, mitigation measures would reduce cumulative hazard conditions to less than significant. Possible hazardous materials storage, use, and disposal associated with the proposed commercial and public (fire station) land uses for the Montelena Douglas project would meet requirements for construction, operation, and disposal in accordance with current local, state, and federal regulations regarding hazardous materials and waste, and would not present any new cumulative hazardous materials impacts. Thus, the project will have no change to the original MND's analysis and conclusions.

Hydrology and Water Quality

The original MND concluded that implementation of the project has the potential to result in cumulative hydrology and water quality impacts; however, the mitigation measures identified in Section 3: Initial Study, VIII. Hydrology and Water Quality, reduce the project's potential cumulative impacts on hydrology and water quality to less than significant**.** Changes associated with the Montelena Douglas project will have no change to the findings and mitigation measures adopted in the original MND, as no additional areas will be developed. Thus, there will be no impact regarding cumulative hydrology and water quality issues compared to the original MND.

Land Use and Planning

While the proposed modifications to the project include a commercial component that is not included in the Rancho Cordova General Plan on this site, the proposed commercial uses are intended to replace other planned commercial spaces in the project area that have not been developed in order to serve the residents of this part of the city. The project area was identified as an Urban Development Area and falls within the Urban Services Boundary. Community issues resulting from new growth in this particular location, including land use, increased population, and housing, were globally addressed in the SDCP/SRSP FEIR (page 4.33), as well as in the Rancho Cordova General Plan EIR. Therefore, land use changes associated with the Montelena Douglas project would result in no change in the finding of less than significant cumulative land use and planning impacts reached in the original MND's analysis.

Mineral Resources

The proposed project would not result in any site-specific or significant impacts to mineral resources. Development of the project site would not preclude the removal or use of any mineral resources in the cumulative area, largely because any mineral resources in those areas (e.g., aggregate) have already been mined or have been approved for mining and the project site does not contain any such resources. Therefore, changes associated with the Montelena Douglas project would have no change in the original MND's analysis and findings concerning cumulative impacts to mineral resources.

Noise

The original MND concluded that implementation of the project would result in temporary and permanent changes in the ambient noise levels in the vicinity. However, mitigation measures identified in Section 3: Initial Study, XI. Noise, of the original MND, and revised mitigation measure MM 11.1a and new mitigation measure MM 11.1b in this SMND would mitigate cumulative noise impacts to less than significant. This project would not create any new or additional significant noise impacts that were not already identified in the MND, nor would it cause any impacts peculiar to the project or parcels. Therefore, changes associated with the Montelena Douglas project would have no change to the original MND's cumulative noise analysis and findings.

Population and Housing

The project area was identified as an Urban Development Area and falls within the Urban Services Boundary. Community issues resulting from new growth in this particular location, including land use, increased population, and housing, were globally addressed in the SDCP/SRSP FEIR (page 4.33) and in the Rancho Cordova General Plan EIR. The original MND concluded that the project would result in less than significant cumulative population and housing impacts. The Montelena Douglas project will require no changes to the findings and mitigation measures adopted in the original MND, which referenced the population and housing analysis conducted for the SDCP/SRSP EIR.

Public Services

The original MND indicated that the project is not expected to contribute to cumulative public service impacts. The project may result in impacts to fire and police protection during construction. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study, XIII:. Public Services, of the MND would mitigate such impacts. Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Furthermore, the original MND included consideration of the environmental impact of providing a new fire station required to serve the cumulative area. Thus, the original MND found less than significant public services impacts. Changes associated with the Montelena Douglas project will require no change to the findings and mitigation measures adopted in the original MND, which referenced the public services analysis conducted for the SDCP/SRSP EIR.

Recreation

The project includes park and open space components, which would reduce potential impacts on existing park facilities in the area. The Montelena Douglas project is part of the SDCP/SRSP areas, which will provide approximately 18.5 acres of parklands as well as 7.7 acres of neighborhood greens and paseos that are not currently available. The parkland dedication will exceed the City's requirements for the project. These slight changes in parks acreage will not alter the original MND's cumulative parks and recreation impacts, which were found to be less than significant. Thus, this project will result in no changes regarding cumulative recreation impacts.

Transportation and Traffic

The original MND concluded that under cumulative conditions, the Montelena project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions; however, when considered with other development proposed in the Specific Plan area, the projects would exacerbate and contribute to unacceptable conditions at some of the roadways bordering the SRSP area. Mitigation measures identified in Section 3: Initial Study, XV. Transportation and Traffic, of the original MND would reduce the project's contribution to cumulative traffic-related impacts to less than significant. This includes consideration of the approved project. The additional impact identified in the revised traffic study by Fehr & Peers conducted for the proposed modifications associated with the Montelena Douglas project was an impact identified under cumulative conditions, one which would be mitigated by new mitigation measure MM 15.1b included in Section 3.0 of this SMND. As such, the overall cumulative impact of the proposed project would remain less than cumulatively considerable as indicated in the original MND. Thus, this project will have a less than significant impact regarding cumulative impacts transportation and traffic.

Utilities and Service Systems

The original MND indicated that construction activities related to the proposed project may result in temporary impacts to utilities and service systems, including water and sewer facilities. Mitigation measures proposed in Section 3: Initial Study, XVI, Utilities and Service Systems, of the original MND would reduce the project's cumulative impacts to less than significant. Changes associated with the Montelena Douglas project will have no impact to the findings and mitigation measures adopted in the original MND, which referenced the utilities and service systems analysis conducted for the SDCP/SRSP EIR. Thus, this project will result in no changes regarding the cumulative analysis and conclusions of the original MND.

Water

The original MND indicated that the water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP 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 proposed project site. The cumulative effects of providing long-term water supply to the SDCP/SRSP area, including changes associated with the Montelena Douglas project, were considered in the preparation of the Sunrise Douglas Community Plan/Sunridge Specific Plan Long-Term Water Supply Plan EIR, the findings of which have been summarized and considered in Section 3.0 of this SMND. Thus, the project changes will have no impact to the cumulative water supply and infrastructure analysis as presented in the Sunrise Douglas Community Plan/Sunridge Specific Plan Long-Term Water Supply Plan EIR. Although this document's findings were not presented in the original MND, they do not change the overall cumulative significance determination of this topic in the original MND.

5.0 DETERMINATION

On the basis of 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 a significant effect on the environment, however, there will not be a significant effect in this case because the mitigation measures described in Section 3 of this document have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

■ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature [signature] Date: 2/1/12

Printed name: Bret Sampson For City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project applicant for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature [signature] Date: 1-2-12

Printed name: [handwritten name] For

6.0 REPORT PREPARERS

6.1 REPORT PREPARATION

ORIGINAL MND

City of Rancho Cordova – lead agency

Paul Junker	Planning Director
Cyrus Abhar	City Engineer
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
Brett Bollinger	Environmental Planner

SUBSEQUENT MND

City of Rancho Cordova – lead agency

Paul Junker	Planning Director
Cyrus Abhar	City Engineer
Bill Campbell	Principal Planner
Pat Angell	Principal Planner
Bret Sampson	Environmental Coordinator
Kevin Freibott	Senior Environmental Planner
Jed McLaughlin	Associate Environmental Planner

6.2 PERSONS AND AGENCIES CONSULTED

Darrel Eck	SCWA – Zone 40
Jeff Atterberry	CSD-1
Melanie Spahn	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
Peter Christensen	SMAQMD
George Booth	Sacramento County Drainage and Flood Control
Rick Blackmarr	Sacramento County Department of County Engineering and Administration

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APPENDICES

Appendix A
Original Montelena Mitigated Negative Declaration (MND)

MONTELENA

Mitigated Negative Declaration

City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

May 2005

MITIGATED NEGATIVE DECLARATION

FOR

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Phone 916.942.0223
Fax 916.853.1680

MAY 2005

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed Montelena project. This MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq*., and the CEQA Guidelines.

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

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

b) *The initial study identified potentially significant effects, but:*

   (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*

   (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration is prepared.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Rancho Cordova will serve as lead agency for the proposed Montelena project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and draft Mitigated Negative Declaration is to evaluate the potential environmental impacts of the proposed Montelena project.

This document is divided into the following sections:

- **1.0 Introduction -** Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description -** Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures -** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;
- **4.0 Cumulative Impacts -** Includes a discussion of cumulative impacts of this project.
- **5.0 Determination -** Provides the environmental determination for the project;
- **6.0 Report Preparation and Consultations -** Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.
- **7.0 References –** List of references use by the MND.

1.4 ASSUMPTIONS

The City of Rancho Cordova has adopted Sacramento County's General Plan by reference. All references to the County General Plan, including standards, shall be interpreted as the City's General Plan.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Montelena project site is located within the approved Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) areas on the southwest corner of Douglas Road and Jaeger Road. **Figures 1** and **2** show the project location and vicinity in relation to the Sunridge Specific Plan and Sunrise Douglas Community Plan.

2.2 BACKGROUND

The SDCP/SRSP Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on June 19, 2002. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). 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 21157.)

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 which was 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/Sunridge Specific Plan EIR was "tiered" from the Sacramento County General Plan Update EIR and in turn is considered to be the Master EIR upon which the environmental review for future development projects within the planning area, such as the Montelena project may rely (FEIR, Vol. 1, pp. 3.10–3.11). Subsequent projects expected to be within the scope of the Sunrise Douglas Community Plan/Sunridge Specific Plan Master EIR would include future planning/development approvals for properties within the Specific Plan area that are consistent with the Sunridge Specific Plan land use designations and

the permissible development densities and intensities established by the Specific Plan, such as the Montelena project that is the subject of this Initial Study/Mitigated Negative Declaration (*Ibid.*).

Public Resources Code Section 21083.3 limits CEQA review of certain projects 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. This project is a qualified project pursuant to section 21083.3, 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 Sunrise Douglas Community Plan provides "policy direction for development of lands within the entire 6,042 acre Community Plan boundary, but does not assign specific land uses." (FEIR, Vol. 1, p. 4.12.) The Sunridge Specific Plan "does define specific land uses and a development program for 2,632 acres within the Community Plan boundary." (*Ibid*.) The Specific Plan land use designations for the Montelena parcels have RD-4, RD-5, RD-7, RD-10, RD-20 zoning designations (See FEIR, Vol.1, p. 4.15a, map of specific plan designations). The proposed project substantially conforms to the existing allocation of land uses and densities specified in the SDCP and SRSP. Further analysis was required, however, prior to making a determination of the appropriate environmental document for the processing of the Montelena 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 is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Montelena project. Most importantly, it summarizes the findings of Sacramento County relating to the prior SDCP/SRSP Master EIR and how the criteria set forth in CEQA 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 section entitled "Summary of Impacts and Their Disposition," beginning on page 17.1 of Volume 1 of the SDCP/SRSP Master EIR, provided a summary of the findings leading to the conclusions of significance for each of the categories listed below. The bulk of these listed categories are not relevant to the Montelena project due in large part to the fact that the project is substantially consistent with the Specific Plan and proposes no substantial changes to the Plan.

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

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/Mitigated Negative Declaration for the Montelena project.

This Initial Study/Mitigated Negative Declaration hereby incorporates the Master EIR for the SDCP/SRSP planning areas 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 and a State of Overriding Consideration was adopted for the significant and unavoidable impacts listed above.

2.3 PROJECT CHARACTERISTICS

The Montelena project comprises 251.9 acres and proposes the construction of 869 dwelling units (du). The proposed project also includes community park area, detention basin, fire station and wetland preserve (See **Figure 3** for Vesting Tentative Subdivision Map and **Table 1** for Proposed Land Uses).

Table 1
Proposed Land Uses

Land Uses	Acreage	Units
RD-5	24.7	103
RD-7	101.8	599
RD-10	17.5	172
Neighborhood Park	20.1	--
Detention Basin	9.5	--
Wetland Preserve	54.5	--
Fire Station	2.7	
Douglas, Chrysanthy, Jaeger, and other roads	21.1	--
Total	**251.9**	**874**

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

- Caltrans
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- Sacramento Metropolitan Utility District (SMUD)
- Sacramento Resource Conservation District (SRCD)
- California Department of Fish and Game (CDFG)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)
- County Sanitation District (CSD-1)

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 14 specific environmental issues evaluated in this chapter. Other CEQA considerations are evaluated in Chapter 4.0. The environmental issues evaluated in this chapter include:

- Land Use Planning, Population, and Housing
- Geophysical (Earth)
- Water
- Air Quality
- Transportation/Circulation
- Biological Resources
- Energy and Mineral Resources
- Hazards
- Noise
- Public Services
- Utilities and Services Systems
- Aesthetics
- Cultural Resources
- Recreation

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

- **No Impact:** No project-related impact to the environment would occur with project development.

- **Less than Significant Impact**: The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

- **Potentially Significant Unless Mitigation Incorporated:** The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.

- **Potentially Significant Impact**: The proposed project would result in an environmental impact or effect that is potentially significant. If there is one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Montelena

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 project site is located within the approved Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) areas on the southwest corner of Douglas Road and Jaeger Road. The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south.

5. **Project Sponsor's Name and Address:** CP Sunridge, LLC
   3700 Douglas Blvd, Suite 150
   Roseville, CA 95661

6. **General Plan Designation(s):** Urban Development Area.

7. **Zoning:** Residential (RD-5, RD-7 and RD-10) and Open Space (O).

8. **Specific Plan:** The project location is within the 2,605.8 Sunridge Specific Plan Area, which was approved the Sacramento County Board of Supervisors on September 18, 2002 (Resolution No. 2002-0901).

9. **APN Number:** 067-0030-012, 067-0030-013, 067-0030-014, 067-0030-015, 067-0030-017, and 067-0030-018.

10. **Description of the Project:** The Montelena project comprises 251.9 acres and proposes the construction of 874 dwelling units (du). The proposed project also includes five park parcels, detention basin, fire station and wetland preserve.

11. **Surrounding Land Uses and Setting:** The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south.

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

    1. Sacramento County Water Agency (SCWA) Zone 40
    2. Sacramento Metropolitan Air Quality Management District (SMAQMD)
    3. Central Valley Regional Water Quality Control Board (CVRWQB)
    4. Sacramento Metropolitan Utility District (SMUD)
    5. Sacramento Resource Conservation District (SRCD)
    6. California Department of Fish and Game (CDFG)
    7. U.S. Army Corps of Engineers (USACE)
    8. U.S. Fish and Wildlife Service (USFWS)
    9. County Sanitation District (CSD-1)

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.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agricultural Resources	☐ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☐ Land Use and Planning	☒ Transportation/ Traffic
☒ Biological Resources	☐ Mineral Resources	☒ Utilities & Service Systems
☒ Cultural Resources	☒ Noise	☒ Mandatory Findings of Significance
☐ Geology and Soils	☐ Population and Housing	

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Montelena project, as proposed, may 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 a Mitigated Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level. Therefore, an EIR is not warranted.)

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.

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 Specific Plan 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?	☐	☐	☒	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact/Reviewed Under Previous Document.* The 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). There are no scenic vista views available from the Montelena project site. Mid-range views 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 adversely affect views on nearby or distant scenic vistas; therefore, this impact is considered *less than significant*.

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 US 50 and the Jackson Highway (State Route 16), which are not designated as state scenic highways in the vicinity of the project site. United States 50 (US 50) is approximately 4 miles north of the project site and State Route 16 is approximately 4 miles south of the project sites. Due to this distance, implementation of the project would not damage scenic resources views from these highways. Therefore, this impact is considered *less than significant*.

c) *Less than 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) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the General Plan EIR (SDCP/SRSP FEIR, p. 4.32).

The General Plan 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 uses and densities into these areas would substantially alter the present nature of their viewsheds, and therefore result in a significant and unavoidable impact (Sacramento County General Plan EIR, pp. 4.10-11).

Because these impacts had been addressed extensively in the General Plan process, the Final EIR for the SRSP/SDCP does not identify the impacts as being significant effects to the SRSP/SDCP (FEIR, p. 4.32), the Board noted that the project will contribute to the occurrence of these significant General Plan-level impacts, and no further mitigation is feasible given the Board's 1993 decision, as part of the General Plan approval process, to ultimately approve urban development in the project area.

The Montelena project does not propose any land uses or densities substantially different from those already analyzed in the SDCP/SRSP Master EIR. The City, therefore, could not identify any significant visual impacts peculiar to the project or parcels. Accordingly, the project's contributions to the previously-disclosed aesthetic impacts are not peculiar to the project or parcels, and were fully disclosed previously. Notably, the County Board of Supervisors adopted a Statement of Overriding Considerations for this impact as part of the SDCP/SRSP project approval. (See SDCP/SRSP - CEQA Findings of Fact and Statement of Overriding Considerations, July 18, 2002, pp. 154-158 (hereinafter, "Findings").)

> In any event, the City would conclude that the project's aesthetic impacts are less than significant even in the absence of prior County determinations considering the aesthetic impacts of the larger land areas to be significant. The area covered by the project represents a relatively small portion of the overall Sunrise Douglas area. Given plans to urbanize those areas surrounding the project site, the project's contributions to the previously-disclosed, larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context.

d) *Less Than 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
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					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact/Reviewed Under Previous Document*. The soils on the Montelena site is depicted on Sacramento County General Soils Map as being comprised of Redding gravelly loam, Red Bluff loam, Red Bluff-Redding complex (NRCS Soil Survey, 1993). In addition, the project site is depicted on the CA Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G). Grazing Land is suitable for the grazing of livestock. The Montelena project would not convert Prime, Farmland of Statewide Importance, or Unique Farmland to non-agricultural uses; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan Final EIR (SDCP/SRSP FEIR) (State Clearinghouse SCH#97022055, page 4.32). The FEIR identified three areas of potential inconsistency with the Sacramento County General Plan and the Sunridge Specific Plan; the possible need for development clustering, the possible need to increase certain land uses and to reduce others with the overall mix of land uses; and the possible need for a more transit-oriented design within the Project. However, the CEQA Findings of Fact for the SDCP/SRSP project (Sacramento County

Board of Supervisors, June 19, 2002, page 31) disagreed with the EIR conclusion and determined that there is "no significant effect" relating to any General Plan inconsistency.

As relating specifically to the Montelena project site, no parcels are under Williamson Act contracts (SDCP/SRSP, page 4.30a). Therefore, the project's conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts are considered *less than significant*.

c) *Less Than Significant Impact/Reviewed Under Previous Document.* See a) and b) above.

	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?	☐	☒	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐	☒
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)?	☐	☒	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes the local measures, which are planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project sites, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The Montelena project would include but not be limited to; a mixture of complimentary uses within ½ mile from the project's boundaries, Class I or Class II bike lanes, multiple and/or direct pedestrian access, state-of-the-art telecommunications capabilities, and located within ¼ mile of a bus stop. In addition to these standards and design features the project would include other features, (see discussion below) to the fulfill SMAQMD's objectives of Policy AQ-15. As such, the project would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered *less than significant*.

> *The Sunridge Specific Plan proponents have complied with Mitigation Measure AI-5 (SDCP/SRSP EIR) by submitting an approved AQ-15 Air Quality Plan. (May 3, 2002 Staff Report to Board of Supervisors for May 8, 2002). The following conditions will ensure that the Montelena project complies with the Sunridge Specific Plan AQ-15.*

Mitigation Measures

The following mitigation measure is a revision to the previously adopted Mitigation Measure AI-5 of the SDCP/SRSP EIR.

MM 3.1 The Montelena project shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the City Council, for the purpose of finding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute to the 15% reduction in emissions mandated by General Plan Policy AQ-15.

The purpose of this CSA is to fund programs and services to reduce air quality impacts and implement trip reduction measures that improve mobility, including but not limited to:

- Incentives for alternative mode use;
- Programs encouraging people to work close to where they live;
- On-site transportation coordinators;
- School pool programs;
- Maintenance and improvement of the Folsom South Canal bikeway; and
- Transit shuttle system.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

Implementation of Mitigation Measure MM 3.1 would reduce this impact to *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Sacramento County is a known area of non-attainment for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from the implementation of the Sunridge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19). The Master EIR, determined that the buildout of the Specific Plan with projects such as Montelena would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10 (*Ibid.*). The proposed project is 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. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing Nox emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp. 11.15–11.16, 11.18–11.20). Implementation of Mitigation Measure AI-1, proposed in the SDCP/SRSP Master EIR, SMAQMD's approved construction emissions programs (Findings, p. 101), and a measure substituted by the Board for proposed measure AI-5 (Findings, p. 106) were

found by the Board to mitigate, but not entirely avoid, these impacts from air pollutant emissions.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant air quality impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1)) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the air quality impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (See CEQA Guidelines, § 15183.) To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable to this project.

Mitigation Measures

The following mitigation measures are a revision to the previously adopted Mitigation Measure AI-1 for the SDCP/SRSP EIR, which makes it applicable to Montelena project.

MM 3.2a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2b The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2c The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2d The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 3.2e The project applicant shall require contractors to implement ridesharing programs for construction employees traveling to and from the site. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *During all grading and construction phases of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

In addition, the following mitigation measures shall be implemented by the Montelena project to reduce emissions from off- road diesel powered construction vehicles.

MM 3.2f **Category 1**: Reducing NO_x emissions from off-road diesel powered equipment.

The prime contractor shall provide a plan for approval by the City of Rancho Cordova and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average. The prime contractor shall submit to the City of Rancho Cordova and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs; and,

Category 2: Controlling visible emissions from off-road diesel powered equipment.

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the proposed project site does not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be

submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.

In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *Prior to and during construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The land uses proposed under the Montelena project is not associated with substantial pollutant concentrations. In addition, standard equipment and best management practices (BMPs) will be used during all construction activities; therefore, this impact is considered *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Rendering Company (SRC) owns and operates the Sacramento Rendering Plant (Facility), which is located at 11350 Kiefer Boulevard. The Facility is situated on an approximately 600-acre site and is adjacent to the SDCP area's western boundary. The plant is located approximately 1-¼-miles southwest of the proposed project site. The Facility handles and processes nearly 11 million pounds of animal waste products per month. The Facility operates under noxious-use control requirements, which are established and enforced by the Sacramento Metropolitan Air Quality Management District (SMAQMD). Since the certification of the SDCP/SRSP Final EIR, which occurred in June 2002, the Facility has been retrofitted with state-of-the-art scrubbers and other air pollution devices. The additional devices are equipped with the latest odor control technology and have reduced any potential impacts associated with Facility operations on adjacent and nearby land uses to insignificant levels. The SDCP/SRSP Final EIR concluded that full mitigation of potential odor impacts associated with the rendering plant was beyond the control of the County and that land use compatibility impacts remained significant and unavoidable. However, since the SDCP/SRSP Final EIR was certified, potential compatibility impacts with the Sacramento Rendering Plan were mitigated consistent with LA-3 of the SDCP/SRSP EIR and no further impacts are anticipated. The upgrades and cost of the upgrades have already been paid; therefore, this impact is considered *less than significant*.

	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?	☐	☒	☐	☐	☒
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?	☐	☒	☐	☐	☒
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?	☐	☒	☐	☐	☒
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?	☐	☐	☒	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☒	☐	☒

EXISTING SETTING

The SDCP/SRSP EIR addressed the potential biological impacts of development in a general (non site-specific) manner and applied mitigation measures to subsequent projects seeking approval in conjunction with the SDCP/SRSP. Subsequent projects in the SDCP/SRSP are required to prepare wetland delineation, site-specific special-status species surveys and obtain appropriate state and federal permits, and to provide "fair-share" mitigation for known biological impacts.

Subsequently, the project applicant has submitted a Section 404 Individual Permit Application to the United States Army Corps of Engineers (USACE). Furthermore, the USACE entered into formal consultation, pursuant to section 7(a) of the Endangered Species Act, with the United States Fish and Wildlife Service (USFWS). The USFWS has provided a Biological Opinion on the proposed project (**Appendix A**). The Biological Opinion states that there are 16.466 acres of Waters of the United States located on the proposed project site. The proposed project would result in the direct fill of 10.605 acres of wetlands of which 10.411 acres are waters of the United States and 9.119 acres are habitat for vernal pool tadpole shrimp and vernal pool fairy shrimp.

The Biological Opinion also states that based on surveys in the area and on the project site a population of slender Orcutt grass (*O. tenuis*) is present on the project site. The applicant proposes to preserve approximately 50 acres around the known slender slender Orcutt grass site; therefore, the USFWS determined that the project in not likely to adversely affect this species.

The Biological Opinion states that the 50 acre preserve was discussed and coordinated with staff from the USFWS and is designed consistent with USFWS recommendations. The onsite preserve encompasses the "sub watershed" around the known population of slender Orcutt grass and includes approximately 5.410 acres of listed species wetland habitat. The 50 acre preserve will be protected and managed in perpetuity through a USFWS approved conservation easement, USFWS approved management plan, and sufficient funds to manage and monitor the site in perpetuity in accordance with the management plan. The project proponent will purchase credits at an approved mitigation bank sufficient to protect 9.119 wetland acres. The Biological Opinion concludes by saying:

"After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baseline for the area, the effects of the proposed action and the cumulative effects, it is the USFWS's biological opinion the proposed project, as proposed, is not likely to jeopardize the continued existence of the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Because no critical habitat in Sacramento County has been designated for vernal pool fairy shrimp and vernal pool, tadpole shrimp, none will be affected."

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document*.

SDCP/SRSP Master EIR Findings

Impacts to special-status species were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (FEIR, pp. 14.27–14.32). The Montelena project site may contain suitable habitat for special status species (FEIR, p. 14.27). 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, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits. (Findings, pp. 120-121 (mitigation measures BR-6, BR-7).)

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant special status species impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the special status species impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure, however, that the mitigation measures adopted for the Specific Plan are carried out at this project level, the City proposes the following Mitigation Measures, which are revisions to those previously adopted measures, made applicable to this project.

Montelena Specific Information

The applicant has coordinated with the appropriate agencies, has conducted surveys for special status species, and has prepared a detailed mitigation plan (**Appendix A**). However, if development of the proposed project site does not take place in a timely manner, updated surveys may be necessary. To this end, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by SDCP/SRSP Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

Mitigation Measures

The following mitigation measures (based on BR-6, BR-7, and BR-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 4.1a The project proponents shall conduct (**or update**) determinate surveys for potentially occurring special status species or their habitat using protocol acceptable to the regulatory agencies with authority over these species.

- If any of the special status species or their habitat are indicated, a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon special status species to a less than significant level will be required. This detailed Special Status Species Avoidance/Mitigation Plan shall be prepared in consultation with the USFWS

and CDFG, and shall emphasize a multi-species approach to the maximum extent possible.

- Where project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.

- Where project impacts include taking of a state listed animal species, a "2081" permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS and CDFG.*

MM 4.1b If development of the Montelena project would result in a loss of Swainson's Hawk foraging habitat, the project's applicants shall mitigate for such loss by implementing one of the following alternatives:

- For projects within a one-mile radius of an active nest site, the project proponent shall preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a one to five mile radius of an active nest site, the project proponent shall preserve 0.75 acre of similar habitat for each acre lost within a ten-mile radius of the project site. For projects within a five to ten mile radius of an active nest site, the project proponent shall preserve 0.5 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through fee title or conservation easement (acceptable to the Department of Fish and Game).

- The project's proponents shall, to the satisfaction of the CDFG, prepare and implement a Swainson's hawk mitigation plan that will include preservation of Swainson's hawk foraging habitat.

- The project's proponents shall submit payment of a Swainson's hawk impact mitigation fee per acre impacted to the City of Rancho Cordova Planning Department in the amount set forth in Chapter 16.130 of the Sacramento County Code as such may be amended from time to time and to the extent that said Chapter remains in effect.

- Should the City Council of the City of Rancho Cordova adopt a Swainson's hawk mitigation policy/program (which may include a mitigation fee) prior to implementation of one of the measures above, the project proponent may be subject to that program instead.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and CDFG.*

MM 4.1c Prior to each phase of grading and construction, a preconstruction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the Department of Fish and Game shall occur in order to determine the protective measures which must be implemented for the nesting birds of prey. If nesting is not observed, further action is not required.

Timing/Implementation: *Prior to issuance of grading permits and prior to each phase of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and USFWS.*

Implementation of Mitigation Measures MM 4.1a through 4.1c would reduce project-specific impacts to special-status species to *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document. See a) above.*

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.*

SDCP/SRSP Master EIR Findings

Impacts to wetlands were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (See FEIR, pp. 14.22–14.24). The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23–14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24–14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible, however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations of their parcels and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the applicable state and federal agencies' permitting requirements. (Findings, pp. 117-118 (mitigation measures BR-2, BR-3, BR-4).) The Board's measures also allowed for flexibility in achieving compliance with the no net loss policy, in order to accommodate future improvements in wetlands mitigation strategies. (Findings, pp. 118-119 (mitigation measures BR-3 and SRSP zoning condition No. 62).)

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant wetlands impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) This is in large part due to the 54.5-acre wetland preserve located on the proposed project site. Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the wetlands impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.)

Montelena Specific Information

The project applicant has submitted a 404 Individual Permit Application to the USACE that includes a wetland delineation, rare plant survey, on-site avoidance and minimization, and mitigation plan (**Appendix A**). However, to ensure that necessary federal permits are obtained, and compliance with the County's no net loss program is achieved, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-2 and BR-4, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to wetlands to a less than significant level, as required by the County's and federal government's no net loss policies (FEIR, pp. 14.23–14.24; Findings, pp. 116–119).

Mitigation Measures

The following mitigation measures (based on BR-2 and BR-4 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 4.2a If wetland impacts occur, the project proponents shall comply with Sacramento County's no net loss policies for wetland habitat acreage and values (CO-62, CO-70, CO-83, and CO-96), which establish minimum performance for a wetland avoidance/mitigation strategy.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 4.2b Prior to construction activities, the project applicant shall obtain all necessary U.S. Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act Permits.

Timing/Implementation: *Prior to site disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

Implementation of Mitigation Measures MM 4.2a and 4.2b would reduce the projects impact to wetlands to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not interfere with the movement of any fish or wildlife

species or impede the use of native wildlife nursery sites or corridors; therefore, this impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The project site may contain oaks, cottonwoods, ornamentals and various orchard trees. Impacts to native oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an on-site tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts to on-site trees that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the trees impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure BR-9, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impact to trees to a less than significant level, as noted by the Master EIR (FEIR, pp. 14.33).

Mitigation Measure

The following mitigation measure (based on BR-9 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 4.3 The project applicants for the Montelena project shall submit a survey identifying the specific type, size, and location of all existing on-site trees. Existing on-site trees shall be protected and preserved to the maximum extent feasible. Consistent with General Plan policies, the removal of any native oak tree measuring six inches or greater in diameter at breast height (dbh) and the removal of any non-oak native tree (excluding cottonwoods and willows) measuring 19 inches or greater dbh necessary to accommodate future development shall be mitigated by planting replacement trees (in-kind species on an inch-for-inch basis) within the project area. In addition, other non-native landmark size (19" or greater) may require mitigation as determined on a project-by- project basis.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 4.3 would reduce potential impacts to on-site trees to *less than significant*.

f) *Less than Significant Impact/Reviewed Under Previous Document*. Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County or the SDCP/SRSP; therefore, the project would not conflict with such plans and the impact would be *less than significant.*

	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?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to " 15064.5?	☐	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☒

EXISTING SETTING

Record searches and field examinations were conducted in preparation for the SDCP/SRSP EIR; however, only portions of the Plan area were surveyed. Subsequently, a literature search was conducted for the project site at the North Central Information Center (NCIC) in January 2003 (ECORP, 2003). Information obtained from the NCIC indicated that no historic or prehistoric sites were known to be located within or adjacent to the project area. Furthermore, the record search indicated that no prior cultural resource surveys had been conducted within the project area. Between July and October 2003, ECORP archaeologists conducted a systematic cultural resource survey of the project area. One historic site was located and documented (EC-04-01) as a result of the field reconnaissance. A determination of eligibility for listing on the National Register of Historic Places was made. It was determined that the property does not meet the minimum requirements for listing based on the poor integrity of the site, dearth of cultural remains amenable to study under the directions established in the projects research orientation, and the property's lack of association with persons or events important to local, regional or national history.

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The surveys indicated that the Montelena project site was free of important cultural/historical resources and it was determined that the site has a low probability of such resources. However, there is the potential to discover cultural/historic resources during construction activities.

Mitigation Measures

The following mitigation measure (based on CR-1 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 5.1 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. At that time, the City will coordinate any necessary investigation of the site with appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Timing/Implementation: *During Construction Activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 5.1 would ensure the projects potential cultural, historic, paleontologic, and archeological resource impacts are *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above.

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document*. See a) above.

d) *Less than Significant Impact/Reviewed Under Previous Document*. There are no known cemeteries on the project site; however, due to the large Native American population in the past, the primary concern is the disturbance of hidden or unmarked sites, such as gravesites or areas of spiritual significance, which may not contain any surface evidence of occupancy. The project is not expected to result in any new cultural resource impacts. However, implementation of Mitigation Measure *5.1* would reduce any potential human remain impacts to *less than significant*.

	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.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☒	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☐

EXISTING SETTING

The Spink Corporation evaluated the soils within the SDCP/SRSP areas including the geological conditions of the Montelena project site. Design of the 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) would ensure that significant damage to buildings as a result of seismic ground shaking is prevented. The SDCP/SRSP EIR concluded that the soil types and geologic conditions occurring within the SRSP area are suitable for the land uses proposed for the Montelena project.

DISCUSSION OF IMPACTS

a)

(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 SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant*.

(ii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to a(i) above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity of the area; however, any development would be required to comply with any seismic standards enforced by the UBC.

(iii) *Less than Significant Impact/Reviewed Under Previous Document*. See response to a(i) above. The soil types of the Montelena project site consist of Redding gravelly loam, Red Bluff loam, Red Bluff-Redding complex (NRCS Soil Survey, 1993), which do not constitute a potential impact for ground failure or liquefaction.

(iv) *Less than Significant Impact/Reviewed Under Previous Document*. The project site is characterized by flat terrain and gently sloping topography; as such, the site has very low potential for landslides.

b) *Less than Significant Impact/Reviewed Under Previous Document*. Grading activities associated with development of the project would remove vegetative cover and would expose soils to wind and surface water runoff. The project is subject to the Sacramento County 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. This issue was addressed in the SDCP/SRSP FEIR (page 13.18); therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The soil groups present on the project site has high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high-shrink swell potential. The project is subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant*.

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

e) *No Impact*. The proposed project would not use a septic tank system or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) facilities; therefore, there is *no impact*.

	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?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☒
e) For a project located within an airport land use plan 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?	☐	☐	☒	☐	☒
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?	☐	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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?	☐	☐	☒	☐	☐

EXISTING SETTING

The initial Phase I Environmental Site Assessment was prepared for the entire SDCP/SRSP area by Wallace-Kuhl & Associates (dated 1997). The Assessment identified potential hazardous impacts resulting from including but not limited to: the exposure to off-site groundwater contamination; exposure to residual agricultural chemicals; potential Kiefer Landfill impacts; exposure to toxic air emission sources; exposure to PCB's and radon; and the potential of exposure to asbestos during the construction period.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was reviewed in the SDCP/SRSP Master EIR for the Sunrise Douglas Community Plan and the Sunridge Specific Plan Areas (see Section 16. Hazardous Materials). The land uses proposed as part of the Montelena project site consist of residential, wetland preserve, parks, and landscape corridor lots, which are not associated with the use of large amounts of hazardous materials. In addition, the proposed 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.

b) *Less than Significant Impact/Reviewed Under Previous Document.* Construction activities would include the use of heavy equipment, which involves the use of oils, fuels and other potentially flammable substances that are typically associated with construction activities. In addition, as noted in the Master EIR, the Montelena site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to people in the vicinity if PCB exposure occurs as a result of leakage or combustion, or if people come into contact with contaminated or hazardous materials associated with the storage tanks or illegally dumped debris (FEIR, pp. 16.16–16.20). The FEIR 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 (*Ibid.*).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous materials that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this

project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the hazardous materials impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures TX-3, TX-6, TX-7, and TX-8 adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.16–16.20).

Mitigation Measures

The following mitigation measures (based on TX-3, TX-6, TX-7, and TX-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 7.1a The Montelena applicants shall coordinate with SMUD to ensure that all transformers, which predate 1979/1980, are sampled and analyzed as needed to determine the presence or absence of PCBs. All PCB-containing transformers shall be removed and replaced with PCB-free transformers.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 7.1b As development occurs, all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items shall be removed from the Montelena project site and disposed of or recycled off-site.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

MM 7.1c If any underground storage tanks (UST) are discovered during construction activities, the UST shall be removed as required by the County Environmental Management Department (EMD), Hazardous Materials Division. In addition, groundwater and soil investigation for contamination and remediation in the tank vicinity shall be conducted if required by the EMD.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 7.1a through 7.1c would reduce potential PCB, underground storage tanks, and/or trash and debris impacts to *less than significant*. No other significant risks of explosion or accidental release of hazardous substances are anticipated; therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 16: Hazardous Materials and discussions a) and b) above. There are three elementary schools, one middle school, and one high school proposed in the SDCP/SRSP areas. However, development of the Montelena project site would not result in the release of acute hazardous materials adversely affecting these proposed school sites. Therefore, this impact is considered less than significant.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The proposed project site is not listed as having past hazardous materials involvement. However, there is documented groundwater contamination within close proximity to the proposed project area (SDCP/SRSP Final EIR, page 16.13). However, the use of on-site wells is not part of the Montelena project. Instead, the project proposes to obtain potable water from an off-site well field [known as the North Vineyard Well Field (NVWF)] located approximately 5 miles southwest of the SDCP/SRSP project area, ultimately to be combined with surface water supplies as part of the planned Zone 40 conjunctive use system (SDCP/SRSP Final EIR, page 16.14). The California Department of Health Services believes that the NVWF will provide a guaranteed supply of drinking water for the indefinite future. Therefore, the potential for exposure to groundwater contamination is considered to be less than significant.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant impacts arising from hazardous groundwater contaminants that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater contamination impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure TX-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.18).

Mitigation Measures

The following mitigation measure (based on TX-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 7.2 As development occurs, the site shall be specifically inspected for water supply wells, septic tanks, leach lines, and cisterns. All water supply wells shall be properly destroyed via the well abandonment procedures of the County Environmental Health Division. Septic tanks, leach lines, and cisterns shall be located, removed, and backfilled in accordance with the recommendations of a qualified geotechnical engineer.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 7.2 would reduce any other potential public and environment impacts resulting from these sites to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The 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 (SDCP/SRSP Final EIR, page 4.29).

f) *No Impact*. The project area is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

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.

h) *Less Than Significant Impact/Reviewed Under Previous Document.* The project site is not adjacent to wildlands and is in an area designated for urbanized land uses. Additionally, implementation of the project would not place residences or structure where they are intermixed with wildlands. Therefore, this impact is considered less than significant and does not require mitigation.

	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?	☐	☒	☐	☐	☒
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)?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR (See, generally, FEIR, section 9). The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface water quality impacts during the construction period and long-term water quality impacts due to urban runoff and accumulated pollutants after development (FEIR, pp. 1.15, 9.12; Findings, p. 78). As expected in the FEIR, construction of the proposed project would create new sources of urban runoff (FEIR, pp. 9.12–9.13). Unless the runoff is controlled, it would generate new runoff pollutants such as oil, gasoline, and other chemicals with potentially adverse impacts on water quality. The FEIR concluded that, through the use of water quality control basins proposed in the SDCP/SRSP Master Drainage Plan, combined with flood control detention facilities, compliance with a Stormwater Pollution Prevention Plan ("SWPPP") and applicable County ordinances and State requirements, such impacts would be reduced to a less than significant level (*Ibid.*). A SWPPP will also be required for the Montelena project to address site-specific erosion control and water quality issues after construction. Because the County Land Grading and Erosion Control Ordinance and State requirements already apply to the project, no further mitigation for water quality impacts is necessary (FEIR, p. 9.13).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant water quality or waste discharge impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the water quality impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measure, which is based on the requirements of measure HY-3, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure at a project-specific level will reduce the potentially significant water quality impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 9.13).

Mitigation Measures

The following mitigation measure (based on HY-3 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 8.1 The Montelena applicants shall provide storm water quality source and treatment measures consistent with Volume 5 of the Sacramento County Drainage Manual. The final design of such and treatment control measures shall be subject to the approval of the Sacramento County WRD.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments and the Sacramento County Water Resources Department.*

Implementation of Mitigation Measure MM 8.1 would reduce potential water quality standards and waste discharge requirements impacts to *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan's potential impacts on area groundwater levels were extensively examined in the Master EIR (See FEIR, pp. 7.35–7.56). The Board ultimately concluded that all such impacts would be mitigated to a less than significant level (Findings, pp. 60-70).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant groundwater supply impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the groundwater impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Developments subsequent to the approval of the SDCP/SRSP within the SDCP/SRSP planning areas are subject to mitigation measures demonstrating the acquisition of adequate surface supplies has been achieved and that groundwater levels will not be adversely impacted (Findings, pp. 60-70). Implementation of these measures at a project-specific level will reduce the potentially significant groundwater impacts to a less than significant level, as noted by the Master EIR (*Ibid*.).

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted for the larger SDCP/SRSP project, conversion of approximately 325 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the sites (FEIR, p. 9.11). Buildout under the SDCP/SRSP such as the proposed Montelena project would increase drainage rates that could result in flooding and erosion (*Ibid.*). The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5). No additional on- or off-site siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant drainage impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the drainage impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out

at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures at a project-specific level will reduce the potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

Mitigation Measures

The following mitigation measures (based on HY-2, HY-4, and HY-5 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 8.2a The Montelena project shall implement the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area " (Amendment (MHM Engineers & Surveyors, October 19, 2001. Such improvements shall be designed to ensure that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the County Water Resources Division (WRD). Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will reduce peak flows or at least pre-development of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD.

- Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD for review and approval.

- Plans for the design and construction of the realigned channel and detention basin within the Sares-Regis wetland preserve area shall also be subject to the approval of the US Army Corps of Engineers.

- Plans for the design and construction of any joint-use park/detention facilities shall also be subject to the approval of the City of Rancho Cordova Parks District.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and the Sacramento County Department of Water Resources.*

MM 8.2b Implementation of the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area" (Amendment (MHM Engineers & Surveyors, October 19, 2001 shall not occur until the following items have been submitted to the City of Rancho Cordova for review and approval:

- A wetland delineation for the improvement area verified by the U.S Army Corps of Engineers.

- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.

- Determinate surveys of the improvement area for potentially occurring special status species.

- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.

- A vegetation/tree survey for the improvement area, which identifies any existing marsh and riparian habitat.

- A detailed vegetation/tree replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USFWS, US Army Corps of Engineers, and CDFG.*

MM 8.2c Implementation of the Final MDS and Amendment improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department USFWS, US Army Corps of Engineers, and CDFG.*

Implementation of Mitigation Measures MM 8.2a through 8.2c would reduce the project's potential water quality standards and waste discharge requirement impacts to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussions c) above and g) below.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion above in a) and c).

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* According to the SDCP/SRSP EIR and as depicted on current FEMA maps, the entire project site is located outside the 500-year floodplain (SDCP/SRSP Final EIR, page 9.1b). The proposed project would not 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; therefore, this impact is considered *less than significant*.

h) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology and discussion g) above.

i) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Chapter 9 Drainage and Hydrology, and discussion 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 seiches or tsunami.

	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?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP area is currently undeveloped and is surrounded by limited development; as such, the project would not divide an established community. The Master Plan EIR identified nine residential clusters or community "villages" for the SDCP area, which included land use allocations for the SDCP/SRSP areas. These allocations included, but were not limited to, residential densities, public service acreage, and commercial square footage. Land use related impacts for the Community Plan and Sunridge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). Implementation of the Montelena project would not result in any additional land use impacts than those identified in previous documents; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were not inconsistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency (SDCP/SRSP Findings, p. 31). The Montelena project proposes land uses that are substantially consistent with and fulfill the Community Plan and Specific Plan designations for these areas (See FEIR, pp. 4.15a–4.17b). Land uses proposed by the Montelena project include more land devoted to park uses, and the designation of a wetland preserve, which was not previously identified in the specific plan. This would result in a lesser impact to the environment than was previously analyzed in the Specific Plan. Therefore, development of the Montelena project site would not result in any new or significant additional land use impacts beyond those identified in the Master EIR. Therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* Upon adoption of the SDCP/SRSP EIR, there was no Habitat Conservation Plan in effect for the project area. No HCP or Natural Community Conservation Plan (NCCP) has been adopted in the mean

time. The Sacramento 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; therefore, *less than significant* impacts are expected for the proposed project.

	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?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact/Reviewed Under Previous Document.* The project site is not identified by the California Division of Mines and Geology or in the Sacramento County General Plan as a high quality resource area. 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*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento County General Plan does not designate the site as located in a mineral resource zone. This was previously addressed in the SDCP/SRSP FEIR (page 13.19) and the impact is considered *less than significant*.

	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?	☐	☒	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
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?	☐	☐	☐	☒	☐

EXISTING SETTING

Motor vehicle traffic is the major existing noise source in the SDCP/SRSP area. Major mobile sources include the vehicular traffic along Sunrise Boulevard, Douglas Road, Grant Line Road, Jackson Highway, and Kiefer Boulevard and daily aircraft noise from nearby Mather Field. Stationary sources of noise in the vicinity of the project area include; the Cordova Shooting Center, the Kiefer Road Landfill, the Sacramento Rendering Company, American River Aggregates and Asphalt, and the Douglas Security Park.

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less than significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.;* Findings, pp. 111-114). As

predicted in the Master EIR, the Montelena project may place residential and other land uses in close proximity to roadways, which may result in traffic noise in excess of established Sacramento County General Plan and Noise Ordinance Standards (FEIR, pp. 12.15–12.16). This project, however, is subject to the mitigation measures adopted by the County for these impacts. Therefore, this impact will be mitigated to a less than significant level.

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant noise impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the noise impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Implementation of the previously adopted SDCP/SRSP mitigation measure NS-5 at a project-specific level will reduce the potentially significant noise impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 12.15–12.16; Findings, pp. 111-114).

Mitigation Measure

The following mitigation measure (based on NS-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 11.1 The Montelena noise-sensitive land uses proposed for development within the future 60 dB Ldn traffic noise contour shall be required to prepare an acoustical analysis, and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 11.1 would ensure compliance with Sacramento County noise standards and reduce future ambient noise levels to *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. Implementation of the Montelena project would not generate excessive groundbourne vibration or groundbourne noise sources. Construction activities would temporarily increase groundbourne related impacts; however, standard Sacramento County Noise Ordinance requirements would reduce this impact to *less than significant*.

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above. In addition, implementation of the project would substantially increase traffic volumes and result in changes in traffic noise levels adjacent to roadways in the vicinity of the project. The project would also result in additional stationary noise sources from the proposed park and recreational uses. To reduce potential noise impacts from these sources, the project will incorporate the use of setbacks, barriers and various site designs to help shield noise sensitive areas (i.e., residential areas, school sites, and parks). The project would not result in any permanent

noise increases than those identified in the SDCP/SRSP EIR. Therefore; implementation of Mitigation Measure MM 11.1 would reduce project impacts to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the project would involve the transport and use of heavy equipment. The use of heavy equipment and other construction activities would temporarily increase the ambient noise levels in project's vicinity above existing levels. However, these increases would be periodic and subject to Sacramento County Noise Ordinance regarding construction activities. The Montelena project would not result in any additional temporary noise increases than those identified in the SDCP/SRSP EIR.

Mitigation Measure

The following mitigation measure (based on LA-1 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 11.2 The Montelena project shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone for information and/or complaints regarding the construction activities. This may be a City number if applicable.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 11.2 would reduce the potential temporary noise impacts to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Montelena 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 site. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed site from operation of this facility. Therefore, this impact is considered *less than significant*.

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)?	☐	☐	☒	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less Than Significant Impact/Reviewed Under Previous Document.* As noted in the Master EIR, buildout of the SDCP area could result in the construction of approximately 22,503 residential units, commercial/business/professional land uses and school and park sites (FEIR, p. 3.5). The project site is located within the SDCP and SRSP areas, which were designated in the Sacramento County General Plan as an Urban Growth Area (FEIR, p. 4.33). Potential impacts relating to population and housing were globally addressed in the General Plan EIR (*Ibid*.).

The Montelena project is a subsequent project within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. This project would not create any new or additional significant growth inducement impacts that were not already identified in the Master EIR; nor would it cause any impacts peculiar to the project or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is substantially consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the growth-inducing impacts at issue have been previously disclosed and are not peculiar to the project or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Therefore, the Montelena growth inducement impacts are considered *less than significant*.

b) *No Impact.* The project will provide approximately 874 residential units on land that currently has no residences. Therefore, there would be no displacement of existing housing and no need for the construction of replacement housing elsewhere.

c) *No Impact.* See b) above.

	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?	☐	☒	☐	☐	☒
b) Police protection?	☐	☒	☐	☐	☒
c) Schools?	☐	☐	☒	☐	☒
d) Parks?	☐	☐	☒	☐	☒
e) Other public facilities?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The American River Fire District indicated that one or two more fire stations would be needed to accommodate the proposed growth within the SRSP area. The Montelena project has proposed to set aside a 2.7-acre site for a fire station on the northwest corner of the project site bordering Douglas Road. During the project's development, the primary calls for fire service will most likely be for emergency medical responses. The proposed project is subject to modern fire codes, which would decrease the likeliness of structure related fire responses.

Mitigation Measures

The following mitigation measure (based on PS-5 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 13.1a The Montelena project shall comply with the following design measures:

- Cul-de-sacs shall not exceed 150-feet in length where possible, in order to facilitate emergency vehicle response throughout the development area. Off-site street bikeways, pathways, and recreational areas shall provide adequate access for fire fighting apparatus.
- All development shall meet the minimum water supply requirements for fire flow, by type of land use.
- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place during all phases of the project.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 13.1b The project applicants shall pay their fair share of proposed SRSP fire protection facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the Mitigation Measure MM 13.1a and 13.1b would fully mitigate the Montelena potential impacts on fire protection services to *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento County Sheriff's Department will provide law enforcement services to the Montelena project site. The SDCP/SRSP project's effects on law enforcement were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sheriff's Department reviewed the SDCP/SRSP projects and identified various design features, which can be included in future development proposals to minimize the demand for law enforcement services (SDCP/SRSP EIR, page 6.16).

Mitigation Measures

The following mitigation measure (based on PS-6 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 13.2 The project applicants shall consult with the City of Rancho Cordova Police Department and implement crime prevention/safety development design measures to the maximum extent feasible.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of the Mitigation Measure MM 13.2 would mitigate the potential impacts on law enforcement services to *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the proposed residential units would generate students for schools. However, the SDCP/SRSP FEIR states, "The Public Facilities Financing Plan for the Specific Plan area indicates that funding of needed school facilities will occur through the payment of Elk Grove and Folsom Cordova school impact fees, through participation in the Elk Grove School District's Mello Roos CFD, and though the State School Building Program. By contributing towards the costs of school facilities as outlined in the proposed Financing Plan, and by designating an adequate number of sites for new school construction, Sunrise Douglas Community Plan area development will have a less than significant impact on school facilities". Therefore, the proposed project would also have a less than significant impact on school facilities.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Construction of the residential units would generate the need for additional parkland. The project proposes the construction of a total of 20.1 acres of park to serve the proposed residential units.

These park areas are consistent with the land use designations proposed in the SDCP/SRSP FEIR (SDCP/SRSP FEIR, page 4.15a). This is considered a less than significant impact to park resources.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measures

The following mitigation measures (based on PS-1, PS-2, PS-3, and PS-8 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 13.3a The Montelena project applicant(s) shall address and resolve project related electrical facility issues through close coordination with SMUD in project planning and development. The applicant(s) shall grant all necessary right-of-way for installation of electrical facilities. Coordination with SMUD shall occur and any required agreements shall be established prior to issuance of necessary permits or approvals for the project.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3b To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has mandated specific clearance requirements between facilities and surrounding objects or construction activities. To ensure compliance with these standards, the Montelena project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance of operations of PG&E's facilities.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and PG&E.*

MM 13.3c The residential design of the Montelena project shall adhere, to the SMUD Energy Efficiency/Load Management Measures for Residential New Construction.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMUD.*

MM 13.3d The Montelena project applicants shall address and resolve issues related to the provision of telephone and cable television services within the project areas through close coordination with the applicable service provider during project planning and development.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 13.3a through 13.3d would reduce potential natural gas, electrical service, phone, and cable impacts to *less than significant.*

	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?	☐	☐	☒	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The Montelena project would include approximately 20.1-acres of park area, which would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See a) above. The potential environmental impacts of park construction and provision were addressed in the appropriate technical sections of the SDCP/SRSP EIR. The construction of the park areas would not result in additional environmental impacts than those identified in the EIR; therefore, this impact is considered *less than significant*.

	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)?	☐	☒	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐	☒
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?	☐	☐	☐	☒	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

EXISTING SETTING

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). The analysis examined the project-specific and cumulative effects on the Specific Plan area's roadways, intersections, freeway operations, and proposed transit and bikeway facilities (FEIR, pp. 10.17–10.36). Implementation of the SRSP would increase A.M. and P.M. peak hour and daily vehicle trips over existing conditions (FEIR, p. 10.17). The SDCP/SRSP EIR identified thirty-one (31) traffic and circulation mitigation measures, most of which the Board subsequently adopted (Findings, pp. 80-98). The Montelena project will have to comply with the applicable adopted mitigation

measures. Those measures would provide the required improvements for roads that would serve the proposed project site (i.e., Sunrise Boulevard, Douglas Road, Americanos Road, and Pyramid Road, etc.).

However, the proposed Montelena project has changed land use arrangements and land use totals to those analyzed in the SDCP/SRSP EIR. Feer and Peers conducted a Supplemental Traffic Assessment in January 2005 to address the differences in the proposed plan to the SDCP/SRSP EIR (**Appendix B**). The analysis concluded that the proposed project would generate 747 fewer daily trips than land uses analyzed in the SDCP/SRSP EIR. Furthermore, with the proposed fewer trips, mitigation measures presented in the SDCP/SRSP EIR would continue to mitigate expected traffic impacts.

DISCUSSION OF IMPACTS

a) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* Traffic and Circulation issues were globally addressed in the SDCP/SRSP EIR (see Section 10: Traffic and Circulation). The SDCP/SRSP EIR indicated that a significant number of trips would be generated by implementation of the SRSP under existing plus project conditions. Buildout under the SRSP is projected to generate approximately 152,400 daily vehicle trips (10,155 during the A.M. peak hour and 15,830 during the P.M. peak hour). Although, the Montelena project would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate the project's traffic related impacts to the furthest extent possible. The Montelena project site plan is substantially consistent with the SRSP. Therefore, impacts were previously addressed in the SDCP/SRSP EIR.

Mitigation Measures

The following mitigation measures (based on TC-1 through TC-31 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 15.1 The Montelena project shall participate in fair share funding for freeway, transit, and rail improvements identified in the SDCP/SRSP EIR in Mitigation Measures TC-1 through TC-7 and TC-9 through TC-31.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 15.1 would reduce the impacts on volume-to-capacity ratio and congestion at intersections to *less than significant*.

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document*. See a) above. The cumulative traffic related impacts of buildout under the Specific Plan were addressed in the Master EIR, which indicated that the cumulative conditions in the SRSP area would exacerbate unacceptable conditions at some roadways bordering the SRSP.

Mitigation Measures

The following mitigation measure (based on TC-20 of the SDCP/SRSP EIR) is revised to apply to the Montelena project.

MM 15.2 The Montelena project applicants shall participate in their fair share of traffic calming measures required along Sunrise Boulevard (i.e., signal timing, striping, and left turn restriction).

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measure MM 15.2 would reduce cumulative impacts on area roadways to less than significant.

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. 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.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed roadway system for the Montelena project would be designed consistent with Sacramento County Department of Transportation Engineering standards and the approved SRSP; therefore, this impact is considered less than significant.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP identified roadway improvements, which will ensure adequate emergency access to the Montelena project site; therefore, less than significant impacts are anticipated.

f) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP EIR indicated that all development projects within the SRSP area are subject to parking requirements established in the Sacramento County Zoning Code for the proposed land uses. In addition, the SDCP/SRSP EIR (page 10.36) indicated that parking related impacts are considered less than significant and no mitigation measures are necessary.

g) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRDP EIR evaluated alternative transportation modes for the Sunridge Specific Plan area. The project will incorporate pedestrian pathways and bikeways and the routing of the collector streets will provide bikeway and pedestrian connections to regional bikeway systems and regional transit. SRSP preliminary conceptual transit routes are proposed along Douglas Road and Pyramid Road. In addition, the bikeways will meet the standards set forth in the 2010 Sacramento City/County Bikeway Master Plan (SRSP page 4-7). The project would not conflict with the provision of alternative modes of transportation; therefore, less than significant impacts are anticipated.

	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?	☐	☐	☒	☐	☒
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?	☐	☒	☐	☐	☒
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?	☐	☐	☒	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	☒
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?	☐	☐	☒	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☒

EXISTING SETTING

As previously discussed in the Project Description above, the SDCP/SRSP and its accompanying Environmental Impact Report specify anticipated residential, commercial and institutional land uses, and the needed infrastructure and financing systems to support an anticipated 22,503 dwelling units. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board of Supervisors outline the processes by which new systems and conveyances must be

designed, approved, and implemented within the SDCP and SRSP areas. There were no additional utility or service systems impacts identified for the Montelena project that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). No wastewater treatment impacts were identified in the EIR that conflicted with applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements or standards. 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 Montelena 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); therefore, the proposed facilities (interim and long-term) would fully accommodate the sewer flows anticipated from the proposed developments, which includes buildout of the SRSP area (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/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). Although, there is presently no public sewer or water infrastructure available for the proposed project, Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District-1 (CSD-1) planned facilities and interceptor construction will provide sufficient capacity to accommodate SRSP buildout sewer flows (see a) above and the SDCP/SRSP EIR, page 8.6). The water supply plan for the SRSP area and the Montelena project includes the construction of water supply facilities in phases according to increases in water demand. The water supply plan includes construction of the Excelsior Groundwater Treatment Plant, formerly known as the North Vineyard Well Field (NVWF), located near the intersection Florin and Excelsior Roads to extract groundwater from the basin underlying Zone 40. The "initial phase" would include construction of water supply facilities with sufficient capacity to deliver up to approximately 2,265 acre-feet per year, with a maximum day flow rate of approximately 4.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would be constructed during the "initial phase." Subsequent phases include expansion of "initial phase" facilities to deliver an additional 3,262 acre-feet year and a maximum flow rate of approximately 10.0 mgd. Groundwater extraction and treatment, pumping and pipeline conveyance, and water storage facilities would also be expanded during these subsequent phases. All water supply facilities for the SRSP, including the Montelena project, will be integrated with the planned Zone 40 surface and groundwater conjunctive use program described in the *Water Forum Plan* (WFP). For a discussion on potential water service impacts, see d) below. The Montelena project will be required to construct the necessary wastewater and water infrastructure facilities to accommodate the proposed land uses. Additionally, the Montelena project site was identified for urban

growth and planned for urban utility services to fully accommodate the projected sewer flows.

The following mitigation measures (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) are revised to apply to the Montelena project.

MM 16.1a Prior to the submission of improvement plans for the Montelena project shall provide a detailed sewer design report, which addresses all necessary on-site and off-site facilities to the City of Rancho Cordova Department of Public Works for review and approval.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning and Public Works Departments.*

MM 16.1b Implementation of off-site sewer facility improvements shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the US Army Corps of Engineers, US Fish and Wildlife Service, and the California Department of Fish and Game.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, US Army Corps of Engineers, USFWS, and CDFG.*

MM 16.1c Entitlements for the Montelena project (i.e., subdivision maps, parcel maps, use permits, building permits, etc.) shall not be granted unless agreements are in place, consistent with Sacramento County General Plan Policy CO-20. Additionally, entitlements shall not be approved unless either: (a) sufficient EDUs are available under CO-20 development cap; or (b) additional supplemental water supplies are acquired and the CO-20 development cap is sufficiently expanded if needed.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 16.1d The project applicants shall pay any SCWA development fee or development fee surcharge imposed to fund the construction of all water facilities, extraordinary water facilities and water mitigation measures attributable to development within the Sunridge Specific Plan, as determined by the Sacramento County Department of Water Resources.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and Sacramento County Department of Water Resources.*

MM 16.1e Prior to the approval of any building permits, the Excelsior Groundwater Treatment Plant shall be constructed, including the water extraction, treatment,

delivery, and storage facilities. These facilities include those for the well field and delivery pipelines. The Excelsior Groundwater Treatment Plant is formerly known as the North Vineyard Well Field.

Timing/Implementation: *Prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of Mitigation Measures MM 16.1a through 16.1e would reduce potential wastewater and water facility construction and expansion impacts to *less than significant*.

c) *Less than Significant/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). In addition, see Section VIII: Hydrology and Water Quality of this initial study. The land uses proposed in the Montelena project would increase the rate and volume of drainage runoff from the site; however, implementation of drainage and detention improvements and *Mitigation Measures* 8.1 *through 8.2,* which was revised from the SDCP/SRSP EIR, would ensure that post-development peak flows are reduced to a least pre-development levels and would mitigate potential storm water drainage and associated environmental impacts to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP 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 proposed project site. However, environmental analysis of the Zone 40 Master Plan Update and the facilities to implement the groundwater and surface water elements have not been completed, nor has detailed planning or facility design been determined. While it is likely that Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in a timely manner to serve the project, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). However, water supply contracts and an infrastructure system are currently being finalized for the SDCP/SRSP areas and the "Final" Public Facility Financing Plan will provide the needed funding mechanisms to implement the construction of the proposed water systems. In addition, implementation of MM 16.1c, identified above, will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. Review of the Montelena project is not anticipated to result in any additional water supply impacts than those identified in the SDCP/SRSP EIR. Therefore, water supply impacts are considered *less than significant*. The reader is referred to Section 9: Drainage and Hydrology of this initial study, for potential water contamination issues.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section Sewer Service 8 and a) above. The SDCP/SRSP areas were identified for urban growth and planned for urban services. Planned sewer facilities and infrastructure will fully accommodate the sewer flows anticipated from the proposed development (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed project under buildout conditions (page 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 2035; therefore, solid waste impacts are considered less than significant.

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?	☐	☒	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☒	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the Montelena project has the potential to result in significant impacts related to biological resources (i.e., special-status species and wetlands), visual resources, cultural resources, hydrology/water quality, traffic and circulation, public services and utility and service systems.

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* There are several proposed developments within the SDCP/SRSP areas (i.e., Anatolia, and Sunridge Park and Lot J). The Montelena project, together with other proposed and planned development in the vicinity could result in potentially significant cumulative impacts.

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* Potential project impacts such as air quality, transportation/traffic, hydrology/water quality, provision of public services, provision of utilities, and noise could cause substantial adverse effects in human beings, either directly or indirectly.

4.0 CUMULATIVE IMPACTS

4.1 CUMULATIVE IMPACTS

INTRODUCTION

This section addresses the project's potential to contribute to cumulative impacts in the region. CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts."

CUMULATIVE SETTING

The cumulative setting for the Montelena project includes buildout proposed under the Sunrise Douglas Community and Sunridge Specific Plan, which includes the Suncreek Specific Plan, the Anatolia I, II, III and IV developments, North Douglas, Sunridge Park, Lot J, Sunridge East and the Preserve at Sunridge. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County, which include, but are not limited to, Rio Del Oro, and the Villages at Zinfandel which contribute to cumulative development in the vicinity of the proposed project.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. Thus, ***less than significant*** impacts to aesthetic resource are anticipated under cumulative conditions.

Agricultural Resources

The entire SDCP area, which includes the project sites, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The project would not result in cumulatively significant loss of agricultural resources or farmlands; therefore, ***less than significant*** impacts are anticipated.

Air Quality

The proposed project would contribute to cumulative air quality impacts in the vicinity. Mitigation measures contained in Section 3: Initial Study III: Air Quality of this MND would reduce the impacts to the greatest extent feasible. The project would result in cumulative adverse air emissions; however, the project's contributions are expected to be ***potentially significant*** unless the mitigation identified in Section 3 of this MND is incorporated, which would reduce the project's air quality related impact to the greatest extent feasible.

Biological Resources

The project would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3:

Initial Study IV: Biological Resources, of this MND would mitigate the project's contribution to a cumulative loss of biological resources to ***less than significant***.

Cultural Resources

Implementation of the proposed project would contribute to an increase in cultural resource impacts. However, mitigation measures identified in Section 3: Initial Study, V. Cultural Resources of this MND, would reduce the project-specific impacts. Thus, the project would have a ***less than significant*** cumulative impact.

Geology and Soils

Project-related impacts on geology and soils would be site-specific and implementation of the proposed project would not contribute to seismic hazards or water quality impacts associated with soil erosion. Therefore, the proposed project is anticipated to have ***no impact*** on cumulative geophysical conditions in the region.

Hazards and Hazardous Materials

The project would contribute to hazards associated with the accidental release of hazardous materials; however, mitigation measures would reduce cumulative hazard conditions to ***less than significant.***

Hydrology and Water Quality

Implementation of the project has the potential to result in cumulative hydrology and water quality impacts; however, the mitigation measures identified in Section 3: Initial Study VIII: Hydrology and Water Quality reduce the project's potential cumulative impacts on hydrology and water quality to ***less than significant.***

Land Use and Planning

The Montelena project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Sunridge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in ***less than significant*** cumulative land use and planning impacts.

Mineral Resources

The proposed project would not result in any site-specific or significant impacts to mineral resources and ***less than significant*** impacts under cumulative conditions are anticipated.

Noise

Implementation of project would result in temporary and permanent changes in the ambient noise levels in the vicinity; however, the mitigation measures in identified in Section 3: Initial Study XI: Noise, of this MND would mitigate cumulative noise impacts to ***less than significant***.

Population and Housing

The Montelena project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Sunridge Specific Plan provides a detailed framework for development of the Plan Area to implement the guiding principles and policies established in the Community Plan. The Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP) areas were identified as an Urban Development Area and falls within the Urban Services Boundary, community issues resulting from new growth in this particular location, including land use, increased population, and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. Therefore, the project would result in ***less than significant*** cumulative population and housing impacts.

Public Services

The project is not expected to contribute to cumulative public service impacts. The project may result in impacts to fire and police protection during construction. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study XIII: Public Services, of this MND would mitigate such impacts. Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Thus, ***less than significant*** public services impacts are anticipated.

Recreation

The project includes park and open space components, which would reduce potential impacts on existing park related facilities in the area. The Montelena project is part of the SDCP/SRSP areas, which will provide approximately 17 acres of parklands that are not currently available. Therefore, the project would not contribute to cumulative parks and recreation impacts and ***less than significant*** impacts are anticipated.

Utilities and Service Systems

Construction activities related to the proposed project may result in temporary impacts to utilities and service systems, including water and sewer facilities. Mitigation measures proposed in Section 3: Initial Study XVI: Utilities and Service Systems, of this MND would reduce the project's cumulative impacts to ***less than significant***.

Transportation/Circulation

Under cumulative conditions, the Montelena project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions; however, when considered with other development proposed in the Specific Plan area, the projects would exacerbate and contribute to unacceptable conditions at some of the roadways bordering the SRSP area. Mitigation Measures identified in Section 3: Initial Study XV: Transportation and Traffic, of this MND would reduce the project's contribution to cumulative traffic related impacts to ***less than significant***.

Water

The water supply plan and associated environmental impacts for the SDCP/SRSP areas were evaluated in the SDCP/SRSP 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 proposed project site. However, environmental analysis of the Zone 40 Master Plan Update and the facilities to implement the groundwater and surface water elements have not been completed, nor has detailed planning or facility design been determined. While it is likely that Zone 40 conjunctive use facilities (groundwater, surface water, and recycled water) will be implemented in a timely manner to serve the projects, such facilities cannot be guaranteed until they are approved (SDCP/SRSP EIR Section 7: Water Supply page 7.60). However, water supply contracts and an infrastructure system are currently being finalized for the SDCP/SRSP areas and the "Final" Public Facility Financing Plan will provide the needed funding mechanisms to implement the construction of the proposed water systems. Implementation of MM 16.1c, identified in Section 3: Initial Study XVI: Utility and Service Systems item b), will ensure compliance with the CO-20 development cap by only allowing development to proceed for which a safe and reliable long-term water supply has been identified and acquired. The Montelena project is not anticipated to result in any additional cumulative water supply impacts than those identified in the SDCP/SRSP EIR.

5.0 DETERMINATION

On the basis of 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 a significant effect on the environment, however; there will not be a significant effect in this case because the mitigation measures described in Section 3 of this document have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature_____ Date: _____

Printed name: Hilary Anderson For City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project applicant for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature_____ Date: _____

Printed name:_____ For_____

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Cyrus Abhar	City Engineer
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
Brett Bollinger	Environmental Planner

6.2 PERSONS AND AGENCIES CONSULTED

Darrel Eck	SCWA – Zone 40
Jeff Atterberry	CSD-1
Melanie Spahn	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
Peter Christensen	SMAQMD
George Booth	Sacramento County Drainage and Flood Control
Rick Blackmarr	Sacramento County Department of County Engineering and Administration

7.0 REFERENCES

REFERENCES

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Sacramento County. 2002. *CEQA Findings of Fact and Statement of Overriding Considerations of the Board of Supervisors of Sacramento County for the Sunrise Douglas Community Plan/Sunridge Specific Plan Project*. July 17, 2002.

Sacramento County Department of Environmental Review and Assessment. 1999. *Sunrise Douglas Community Plan/Sunridge Specific Plan Draft Environmental Impact Report*. March 1999.

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Sacramento County. 2002. *Zoning Conditions for the Approval of the SRSP (Sacramento County Zoning Ordinance No. SZC-2002-0015, Section 607-15.)* July 17, 2002.

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United States Fish and Wildlife Service. *Biological Opinion on the proposed Sunridge Ranch Project.* December 9, 2004.

APPENDIX A
BIOLOGICAL OPINION

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825-1846

In reply refer to:
1-1-04-F-0343

DEC 9 2004

Mr. Justin Cutler
Chief, Sacramento Valley Office
U.S. Army Engineer District, Sacramento
Corps of Engineers
1325 J Street, 14th Floor
Sacramento, California 95814-2922

Subject: Biological Opinion on the Proposed Sunridge Ranch Project (Also known as DJ Enterprises and Sunridge 250) (U.S. Army Corps of Engineers (Corps) Files #199300406 and # 200100448) in Sacramento County, California

This letter is in response to the U.S. Army Corps of Engineers' (Corps) March 24, 2004, request for formal consultation, pursuant to section 7(a) of the Endangered Species Act, as amended (16 U.S.C. 1531 *et seq.*) (Act), on the proposed Sunridge Ranch project located in the city of Rancho Cordova, Sacramento County, California. The U.S. Fish and Wildlife Service (Service) has reviewed the biological information submitted by your office describing the effects of the proposed project on the federally endangered vernal pool tadpole shrimp (*Lepidurus packardi*), the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the federally threatened slender Orcutt grass (*Orcuttia tenuis*). The applicant for the Corp's permit is Centex Homes.

The findings and recommendations in this consultation are based on: (1) August 8, 2001, letter from ECORPS Consulting to the Corps requesting verification of the wetland delineation on DJ Enterprises property, (2) August 30, 2001, Rare Plan Survey Report prepared by ECORPS Consulting, (3) a March 24, 2004, letter to the Service from the Corps requesting formal consultation on the proposed project, (4) September 27, 2004, Biological Resource Assessment for Sunridge Ranch, prepared for Centex Homes by ECORP Consulting, (5) October 8, 2004, letter from ECORPS to the Service transmitting the preserve configuration map and, (6) October 13, 2004, Facsimile transmission from ECORP Consulting to the Service identifying the impacted wetlands and the proposed preservation.

Based on surveys in the area and on the project site the Service believes that vernal pool fairy shrimp, vernal pool tadpole shrimp, and slender Orcutt grass occur or are reasonably certain to occur at the proposed project site because suitable habitat for the listed shrimp species and grass is present on the project site. A known occurrence of the vernal pool fairy shrimp is located approximately 0.5 mile west of the site. A population of *O. tenuis* occurs within the proposed 50-acre on-site preserve.

TAKE PRIDE IN AMERICA

The project proponent has proposed to avoid and preserve an area of approximately 50 acres around the known slender Orcutt grass site; therefore, we have determined this project is not likely to adversely affect this species. This species will not be addressed further in this biological opinion, and no take is authorized for the slender Orcutt grass.

BIOLOGICAL OPINION

Description of the Proposed Action

The Sunridge Ranch project site is a 250-acre property proposed for residential development within the City of Rancho Cordova in Sacramento County. The proposed project site is located south of Douglas Road and west of Jaeger Road. The site lies within sections 8 and 17, Township 8 North, Range 7 East and is located on the U.S.G.S. Buffalo Creek, California 7.5' topographical quadrangle map.

The project site is comprised of a complex of uplands and wetlands characterized by annual grasslands and pastures that have been historically grazed by cattle interspersed with a variety of wetlands types (vernal pools, vernal swales, intermittent streams, and stock ponds). Plant species found within the upland portions of the grazed area include Medusahead grass (*Taeniatherum caput-medusae*), soft chess (*Bromus hordeaceus*), sticky tarweed (*Holocarpha virgata*), and silver European hairgrass (*Aira caryophyllea*). Vernal pool plant species include Carter's buttercup (*Ranunculus bonariensis*), Vasey's coyote-thistle (*Eryngium vaseyi*), creeping spikerush (*Eleocharis macrostachya*), annual hairgrass (*Deschampsia danthonioides*), and winged water-starwort (*Callitriche marginata)* as well as slender Orcutt grass. The soil units mapped for the site include Red Bluff loam, 2-5% slopes; Red Bluff–Redding Complex, 0-5% slopes; and Redding gravelly loam, 0-8% slopes

Potential habitat for the listed shrimp species is located in vernal pools and swales, seasonal wetlands, and intermittent drainages scattered throughout the site. The single slender Orcutt grass population is located in the center of the project boundary within the proposed on-site preserve.

The proposed project consists of residential development and associated infrastructure. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented prior to the start of grading operations. Best Management Practices (BMPs) will be implemented and grading operations will be conducted during the "dry season" in an effort to reduce the potential for soil erosion. The mass and fine grading will take place from approximately April through October 2005 and April through October 2006.

The project site contains 16.466 acres of waters of the United States. The proposed project would result in the direct fill of 10.605 acres of wetlands of which 10.411 acres are waters of the United States and 9.119 acres are habitat for vernal pool tadpole shrimp and vernal pool fairy shrimp. The wetland types are described in Table 1.

Table 1 – Wetlands on the Sunridge Property

Type	Existing (Acres)	Preserve (Acres)	Impact (Acres)
Vernal Pools	12.209	5.295	6.914
Seasonal Wetlands	0.291	0.004	0.287
Drainage Swale	2.010	0.092	1.918
Intermittent Drainage	0.019	0.019	0.000
Man-made Stock Ponds	1.167	0.000	1.167
Retained Unauthorized Fill	0.770	0.000	0.770
Total:	**16.466**	**5.410**	**11.056**

Proposed Conservation Measures- The project proponent is proposing an onsite (i.e., within the boundaries of the Sunridge Ranch property) preserve of approximately 50 acres. The onsite preserve was discussed and coordinated with staff from the Service and is designed consistent with Service recommendations. The onsite preserve encompasses the "sub watershed" around the known population of slender Orcutt grass and includes approximately 5.410 acres of listed species wetland habitat. The 50 acre preserve will be protected and managed in perpetuity through a Service-approved conservation easement, Service-approved management plan, and sufficient funds to manage and monitor the site in perpetuity in accordance with the management plan. The conservation easement shall be placed on the proposed on-site preservation area as a wetland preserve and will be managed in perpetuity as wetland and vernal pool preserves for the protection of any listed species. The project proponent will purchase credits at the Bryte Ranch bank sufficient to protect 9.119 wetland acres.

Comprehensive Conservation Strategy for the Sunrise-Douglas Community Plan Area - The following is taken from the document titled "A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area" prepared by the Service, Department of Army - Corps of Engineers, and the Environmental Protection agency (enclosed). This document and the accompanying planning map (enclosed) developed by the three agencies are hereby incorporated by reference into the project description. Thus, our biological opinion on the issuance of permits for the proposed Sunridge Ranch project is based on application and full implementation of the Federal agencies conservation strategy on all future projects in the SDCPA.

"In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA). The intended result of this effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. The strategy also endeavors to ensure a viable South Sacramento County Habitat Conservation Plan (HCP) can be developed, given that a large proportion of vernal pool habitat under consideration by the HCP planners is at risk in the SDCPA.

The conceptual-level strategy is represented by preserve areas shown on the map titled Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection dated March 2004 (see attached). To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of the "Preserve Areas" based on best professional judgment and a limited amount of information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek. The mapped boundaries are the smallest that would be acceptable to the Agencies and are predicated on ten principles and standards that would be followed by developers and planners as each element of the overall development proceeds.

The conceptual level strategy should be used by developers and planners to design and plan projects in the SDCPA. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.

The Agencies anticipate that permit decisions and biological opinions will be completed on a case-by-case basis, using site-specific project and aquatic resource habitat information. Each proposed project would be evaluated on its own merits within the larger context of the SDCPA. Depending on the particular hydrology, habitat features, and development plans for a particular parcel, the conceptual preserve boundaries may need to be adjusted to minimize direct and indirect impacts to aquatic resources. Appropriate minimization measures will be developed following demonstrated avoidance and minimization of project impacts."

The proposed project is consistent with the conservation strategy developed by the three agencies. We believe the preservation components of the proposal are reasonable and consistent due to the location and nature of the measures (i.e. avoidance of the slender Orcutt-grass).

Consultation History

Beginning on May 10, 2002, the Planning Department of the County of Sacramento initiated and facilitated a series of meetings to discuss and develop potential wetlands and endangered species permitting strategies for the Sunrise Douglas Community Planning Area (SDCPA). These meetings were attended by landowners, developers, and their representatives, staff from Congressman Doug Ose's office, California Department of Fish and Game, the Service, Department of Army-Corps of Engineers (Corps), and the Environmental Protection Agency (EPA). The entire group met at least twelve times between May 10th and November 22, 2002, in an attempt to develop a strategy to address issues relating to endangered species and wetland protection within the SDCPA. By November of 2002, a resolution was not reached and discussions ceased at that time.

On July 17, 2002, during this initial phase of meetings, the Sacramento County Board of Supervisors approved both the larger SDCPA and the SunRidge Specific Plan. On July 1, 2003, with the incorporation of the City of Rancho Cordova ("City"), the SDCPA came under the City's land use jurisdiction.

A smaller group of project proponents representing the property owners in the Sun Ridge Specific plan area initiated several meetings with the Fish and Wildlife Service during mid 2003. Discussions focused on avoidance of endangered species habitats in the SDCPA and specific plan areas. Again, no resolution with the Service was reached.

In March 2004, Congressman Doug Ose initiated meetings with the Federal Agencies, local agencies, and the landowner/developer representatives to facilitate resolution of the issues that had emerged during the previous meetings. Congressman Ose urged the Federal Agencies to develop a conceptual strategy that would meet the requirements of the Federal Agencies respective statutes. Congressman Ose urged the regulated parties to work cooperatively with the Federal agencies to explore mechanisms to accommodate the agencies' obligations to comply fully with pertinent federal laws and regulations, which place a premium on the avoidance of on-site wetlands resources to the extent practicable and the need to avoid jeopardizing the continued existence of threatened and endangered species. In short, the Congressman encouraged the parties to work cooperatively with one another to develop a conceptual onsite avoidance and offsite compensation strategy that reached a proper and workable balance between and amongst the following: the mandates of federal law; the need to preserve ecosystem integrity and the habitat of endangered and threatened species; the need to acknowledge the planning policies and objectives of the City of Rancho Cordova; and the need to account for the economic realities facing private sector developers. These meetings continued through September 2004.

In June of 2004 the Federal agencies developed two documents ("A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area"; and the accompanying planning map) that outline a strategy for conserving threatened and endangered species and wetland habitats and to provide a framework for development proposals. In addition, our strategy would provide some conceptual guidelines for permitting.

Correspondence –
April 2, 1996, To: A. Champ-Corps of Engineers, From: the Service, Re: Formal Section 7 Consultation on Issuance of 404 Permit for the Sunrise Douglas Project (AKA Anatolia I, II, III), Service File #1-1-96-F-0062, Corps PN 190110021

November 22, 2002, To: M. Finan-Corps of Engineers, from: the Service, Re: Request for additional information on the Sunridge Specific Plan/Sunrise Douglas Community Plan, Service file #1-1-03-I-0411

July 18, 2002, To: D. Nottoli-Sacramento County Board of Supervisors, from: the Service, Re: Sunrise Douglas Community Plan and SunRidge Specific Plan-Service File # 1-1-02-CP-2579

March 24, 2004, To: A. Zerrenner – Fish and Wildlife Service, from: J. Cutler Corps of Engineers requesting initiation of consultation on the proposed issuance of permit for the Sunridge Ranch project.

April 26, 2004, To: Col. Conrad-Corps of Engineers, from: the Service, Re: SunRidge Specific Plan, Service file #/Corps PN 200000336

Status of the Species

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

The vernal pool tadpole shrimp and vernal pool fairy shrimp were listed as endangered and threatened, respectively, on September 19, 1994. Final critical habitat was designated for these species on August 6, 2003 (68 **FR** 46684). Complete descriptions of these species are found in 59 FR 48136, the final rule listing these species under the Act. These crustaceans are restricted to vernal pools and swales and other seasonal aquatic habitats in California. Eng *et al.* (1990), Simovich *et al.* (1992), and (Service 1994c) provide further details about their life history and ecology. The Service did not designate any critical habitat for the vernal pool crustaceans in Sacramento County. Although the Service designated critical habitat for the vernal pool fairy shrimp in San Joaquin County, none will be affected by the proposed project.

Life History

Vernal pool tadpole shrimp. The vernal pool tadpole shrimp has dorsal compound eyes, a large shield-like carapace that covers most of its body, and a pair of long cercopods at the end of its last abdominal segment (Linder 1952, Longhurst 1955, Pennak 1989). It is primarily a benthic animal that swims with its legs down. Its diet consists of organic detritus and living organisms, such as fairy shrimp and other invertebrates (Pennak 1989). The females deposit their eggs on vegetation and other objects on the pool bottom. Tadpole shrimp eggs are known as cysts during the summer, when they lie dormant in the dry pool sediments (Lanway 1974, Ahl 1991).

The life history of the vernal pool tadpole shrimp is linked to the environmental characteristics of its vernal pool habitat. After winter rains fill the pools, the populations are re-established from dormant cysts. A portion of the cysts hatch immediately and the rest remain dormant in the soil to hatch during later rainy seasons (Ahl 1991). The vernal pool tadpole shrimp is a relatively long-lived species (Ahl 1991). Adults are often present and reproductive until the pools dry up in the spring (Ahl 1991, Simovich *et al.* 1992).

Vernal pool fairy shrimp. Vernal pool fairy shrimp have delicate elongate bodies, large stalked compound eyes, no carapace, and 11 pairs of swimming legs. The swim or glide gracefully upside-down by means of complex, wavelike beating movements. Fairy shrimp feed on algae, bacteria, protozoa, rotifers, and detritus. The females carry eggs in an oval or elongate ventral brood sac. The eggs are either dropped to the pool bottom or remain in the brood sac until the female dies and sinks. The dormant cysts are capable of withstanding heat, cold, and prolonged desiccation. When the pools refill in the same or subsequent seasons, some, but not all, of the cysts may hatch. The cyst bank in the soil may therefore be comprised of cysts from several years of breeding (Donald 1983). The early stages of the fairy shrimp develop rapidly into adults. The vernal pool fairy shrimp can mature quickly, allowing populations to persist in short-lived shallow pools (Simovich *et al.* 1992).

Distribution

Vernal pool tadpole shrimp. The vernal pool tadpole shrimp is known from 168 occurrences in

the Central Valley, ranging from east of Redding in Shasta County south to Fresno County, and from a single vernal pool complex located in the San Francisco Bay National Wildlife Refuge in Alameda County. It inhabits vernal pools containing clear to highly turbid water, ranging in size from 5 square meters (54 square feet) in the Mather Air Force Base area of Sacramento County, to the 36-hectare (89-acre) Olcott Lake at Jepson Prairie in Solano County.

Vernal pool fairy shrimp. The vernal pool fairy shrimp is known from 342 occurrences extending from Shasta County through most of the length of the Central Valley to Pinnacles in San Benito County (Eng *et al.* 1990, Fugate 1992, CNDDB 2004) and Riverside County. Five disjunctive populations exist: one near Soda Lake in San Luis Obispo County; one in the mountain grasslands of northern Santa Barbara County; one on the Santa Rosa Plateau in Riverside County; one near Rancho California in Riverside County; and one on the Agate Desert near Medford, Oregon. The vernal pool fairy shrimp inhabits vernal pools with clear to tea-colored water, most commonly in grass- or mud-bottomed swales, basalt flow depression pools in unplowed grasslands, or even sandstone rock outcrops or alkaline vernal pools.

The genetic characteristics of these species, as well as ecological conditions, such as watershed continuity, indicate that populations of vernal pool crustaceans are defined by pool complexes rather than by individual vernal pools (Fugate 1992). Therefore, the most accurate indication of the distribution and abundance of these species is the number of inhabited vernal pool complexes. The pools and, in some cases, pool complexes supporting these species are usually small. Human-caused and unforeseen natural catastrophic events such as long-term drought, non-native predators, off-road vehicles, pollution, berming, and urban development, threaten their extirpation at some sites.

Dispersal

The primary historic dispersal method for the vernal pool tadpole shrimp and vernal pool fairy shrimp likely was large scale flooding resulting from winter and spring rains which allowed the animals to colonize different individual vernal pools and other vernal pool complexes. This dispersal is currently non-functional due to the construction of dams, levees, and other flood control measures, and widespread urbanization within significant portions of the range of this species. Waterfowl and shorebirds may now be the primary dispersal agents for vernal pool tadpole shrimp and vernal pool fairy shrimp. The eggs of these crustaceans are either ingested (Krapu 1974, Swanson *et al.* 1974, Driver 1981, Ahl 1991) and/or adhere to the legs and feathers where they are transported to new habitats.

Environmental Baseline

Vernal Pools

Historically, vernal pools and vernal pool complexes occurred extensively throughout the Sacramento Valley of California. However, conversion of vernal pools and vernal pool complexes has resulted in a 91 percent loss of vernal pool resources in California (State of California 2003d). By 1973, between 60 and 85 percent of the area within the Central Valley that once supported vernal pools had been destroyed (Holland 1978). In the ensuing 30 years,

threats to this habitat type have continued and resulted in a substantial amount of vernal pool habitat being converted for human uses in spite of Federal regulations implemented to protect wetlands. For example, between 1987 and 1992, 467 acres of wetlands within the Sacramento area were filled pursuant to Nationwide Permit 26 (Service 1992). A majority of those wetlands losses involved vernal pools, the endemic habitat of the vernal pool tadpole shrimp, the vernal pool fairy shrimp (shrimp), and slender and Sacramento Orcutt grasses. It is estimated that within 20 years human activities will destroy 60 to 70 percent of the remaining vernal pools (Coe 1988).

In addition to direct habitat loss, the two shrimp populations have been and continue to be highly fragmented throughout their ranges due to conversion of natural habitat for urban and agricultural uses. Fragmentation results in small isolated shrimp populations. Ecological theory predicts that such populations will be highly susceptible to extirpation due to chance events, inbreeding depression, or additional environmental disturbance (Gilpin and Soulé 1988; Goodman 1987). If an extirpation event occurs in a population that has been fragmented, the opportunities for re-colonization would be greatly reduced due to physical (geographic) isolation from other (source) populations.

Human population growth in Sacramento County has steadily increased. On the average, Sacramento County has experienced an annual population increase of 1.38 percent for the period between 1991 and 1999 (Service 2000). For the period between 1990 and 2000, population growth in Sacramento County increased 17.5 percent, with an average annual growth rate of 17.5 percent (State of California 2002). This annual growth appears to be increasing, as demonstrated by the 2.63 percent and 2.2 percent increases in population growth in 2001 and 2002, respectively (State of California 2003a, 2003b). Increased housing demand and urban development accompany the population growth in Sacramento County. Between 1990 and 2000, housing units in Sacramento County increased by 1.37 percent annually (State of California 2000, 2003c). Population growth and concomitant housing demand and subsequent vernal pool resource development are projected to continue. Population projections for Sacramento County are expected to increase above 2000 levels by 19.7 percent in 2010, by 28 percent in 2015, and by 37.5 percent in 2020 (State of California 2001).

Sacramento County represents important, high quality habitat for the two shrimp populations by providing large, nearly contiguous areas of relatively undisturbed vernal pool habitat. Sacramento County contains the greatest number of occurrences of vernal pool tadpole shrimp within the range of the species, and also is one of the two counties with the greatest number of occurrences of vernal pool fairy shrimp within the range of the species. Sacramento County contains 58 (17 percent) out of the total of 342 reported occurrences of vernal pool fairy shrimp, and 58 (34 percent) out of the total of 173 reported occurrences of vernal pool tadpole shrimp (CNDDB 2004). Further, Sugnet and Associates (1993) reported that of 3,092 "discrete populations" checked, only 345 locations, or about 11 percent of all locations checked, were found to support the vernal pool tadpole shrimp. Of these 345 locations supporting the vernal pool tadpole shrimp, 219 (63 percent) were in Sacramento County. Further, of the 3,092 locations checked, 178 locations (6 percent) were found to support the vernal pool fairy shrimp. Of this total, 63 locations (35 percent) were within Sacramento County. The vernal pool tadpole shrimp and vernal pool fairy shrimp are imperiled by a variety of human-caused activities. Their

habitats have been lost through direct destruction and modification due to filling, grading, disking, leveling, and other activities. In addition, vernal pools have been imperiled by a variety of anthropogenic modifications to upland habitats and watersheds. These activities, primarily urban development, water supply/flood control projects, land conversion for agriculture, off-road vehicle use, certain mosquito abatement measures, and pesticide/herbicide use can lead to disturbance of natural flood regimes, changes in water table depth, alterations of the timing and duration of vernal pool inundation, introduction of non-native plants and animals, and water pollution. These indirect effects can result in adverse effects to vernal pool species.

A number of State, local, private, and unrelated Federal actions have occurred within the project area and adjacent region affecting the environmental baseline of these species. Some of these projects have been subject to prior section 7 consultation. Based on an informal review, the Service has issued approximately 157 biological opinions to Federal agencies on proposed projects in Sacramento County that have adversely affected the shrimp species since the two species were proposed to be listed in 1994. This total does not reflect the formal consultations that were withdrawn, those that are suspended, and those that have insufficient information to conclude an effects analysis, those that were amended, or ones that the Service issued a conference opinion. No State of California actions have taken place within Sacramento County that has adversely affected the species in the action area. Although these proposed projects in Sacramento County have eliminated vernal pools and vernal pool complexes, the offsetting compensating measures are designed to minimize the effects of take of these species resulting in both negative and positive effects to the species. Thus, the trend for the two vernal pool species within the county is most likely static.

The actions listed above have resulted in both direct and indirect impacts to vernal pools within the region, and have contributed to the loss of vernal pool tadpole shrimp and vernal pool fairy shrimp populations. Although a reduction of the two shrimp populations has not been quantified, the acreage of lost habitat continues to grow.

In south Sacramento County, the Urban Services Boundary (USB) is a planning boundary that coincides with the areas north of the Consumes River/Deer Creek drainage system. Between 1993 and 2000, an estimated 14,950 acres were converted to urban development within the USB (pers. comm., D. Gifford, 2004), based on an analysis of the California Department of Water Resources mapping data. An independent analysis of urban growth in Sacramento County estimated that an estimated 22,000 acres were converted between 1990 and 2000, averaging 2,200 acres per year (pers. comm., Richard Radmacher, Sacramento County, 2004). As of 1998 (the most recent year for which vernal pool mapping from aerial photographs is available), there remained an estimated 23,533 acres of vernal pool grasslands within the USB, supporting approximately 946 acres of wetted vernal pool acreage (pers. comm.., Lora Konde, California Department of Fish and Game, 2003).

Vernal pool complexes, occurring north of the Cosumnes River/Deer Creek drainage and within the USB, contain a high density of occupied pool of both vernal pool tadpole shrimp and vernal pool fairy shrimp. There are 31 known occurrences of vernal pool tadpole shrimp inside the USB, compared to 17 occurrences outside the USB (CNDDB 2003). There are 25 known occurrences of vernal pool fairy shrimp inside the USB, compared to 18 occurrences outside the

USB (CNDDB 2003). The data from the CNDDB do not reflect additional reported records in the Sunrise-Douglas area, where 137 occurrences of vernal pool tadpole shrimp and 46 occurrences of vernal pool fairy shrimp, and 2 occurrences of orcutt grasses (2 slender Orcutt grass and 4 Sacramento Orcutt grass) are reported (pers. comm., Arnold Roessler, Service, 2004). An additional occurrence of slender Orcutt grass has been reported, but not recorded in the CNDDB (pers. Comm... Pete Balfour, ECORP Consulting, 2004).

The vernal pools on the proposed project site are classified as the old-terrace type and are located on soils associated with Laguna geologic formation. Old-terrace is a rapidly disappearing habitat type in Sacramento County that consists of ancient river channel deposits that were laid down from 600,000 to more than one million years ago by the American River. By comparison, young-terrace formation dates from 100,000 to 200,000 years ago. Old-terrace formation generally has a higher density of vernal pools, deeper pools, and a greater number of special status plants and crustaceans than young-terrace formations. Some special status species found in old-terrace pools may have evolved from species inhabiting shores of ancient lakes in the Central Valley. Old-terrace pools may have served as refugia for these species as the lakes disappeared (Jones & Stokes, 1990). Sacramento County contains an estimated 764 wetted acres of vernal pools on low terrace, 1,390 wetted acres of vernal pools on high terrace, and 189 wetted acres of vernal pools on volcanic mudflow vernal pools.

There are two predominant soil types found within south Sacramento County. The Valley Springs soil type typifies Gill Ranch, located in Sacramento County south of the project site. Vernal pools found within the Valley Springs soil type are the young-terrace formation. Young-terrace formations, because they have a higher slope gradient, tend to have fewer vernal pools that are typically smaller and shallower. These vernal pools also are inundated for shorter durations. These factors typically result in lower species diversity. Generally, the larger the vernal pool on this soil type, the higher its biotic diversity. Vernal pool fairy shrimp, vernal pool tadpole shrimp, and Sacramento Orcutt grass are less likely to occur in young-terrace formation vernal pools found on Valley Springs soils. (Ref: Holland, pers. comm... 2004).

The Laguna geologic formation and its associated soils entirely characterize the Sunrise Douglas Community Plan Area. Vernal pools found within this soil type are old-terrace types. Old-terrace types, because they have a lower slope gradient, tend to have pools that are larger, deeper, and clearer. These pools are inundated for longer periods, but dry and refill less often than the Valley Springs soil type. Generally, the smaller the vernal pool on this soil type, the higher its invertebrate diversity. Although vernal pool fairy shrimp occur in pools on both soil types, but more frequently in pools on Laguna soils. Vernal pool tadpole shrimp are found almost exclusively in old-terrace formation vernal pools found on Laguna soils.

Several areas containing old-terrace formation have been protected for their high quality vernal pool habitat and high concentration of special status species populations by the Sacramento Valley Conservancy (SVC). This potential preserve area, the SVC's Vernal Pool Prairie Preserve, would cover 2,000 to 3,000 acres and supports a variety of special status plants and animals on relatively undisturbed grasslands containing young and old terrace formations and northern hardpan vernal pools. Within the proposed Prairie Preserve, areas already protected include the Arroyo Seco Mitigation Bank, the Excelsior 184 parcel, and the Sacramento County-

owned Multi Cultural Park; outside of the proposed Prairie Preserve, the Sunrise Douglas Preservation Bank, and a portion of Howard Ranch are protected. All of these preserves are within proposed critical habitat for the two listed vernal pool crustaceans addressed in this biological opinion.

There are 342 records of vernal pool fairy shrimp and 173 records of vernal pool tadpole shrimp recorded in the CNDDB for the entire state of California (CNDDB 2004). Of these records, 58 vernal pool fairy shrimp records and 58 vernal pool tadpole shrimp records are from Sacramento County (CNDDB 2004). Vernal pool fairy shrimp and vernal pool tadpole shrimp have both been observed in wetlands throughout the Sunrise Douglas area.

Vernal pool fairy shrimp located within the Sunridge Specific Plan: There is one record within the Sunridge Specific Plan boundaries, and another 17 records located within five miles of the Sunridge Specific Plan area boundaries. The nearest occurrence (# 43) of this species, observed in March 1996, is a half of a mile southwest of the proposed project site. Surveys have not been conducted for vernal pool crustaceans on the project site. Suitable habitat exists on the project site and the project proponent has assumed presence of vernal pool fairy shrimp.

Vernal pool tadpole shrimp within the Sunridge Specific Plan: There are two records within the Sunridge Specific Plan boundaries, and another 23 records within five miles of these boundaries. The nearest two occurrences (# 54 and # 23) of this species are within 1.5 miles of the proposed project site. One of these recorded occurrences (# 54), located to the west of the site, was observed in February of 1993; and the other recorded occurrence (# 23), located to the east of the site, was observed in 1996. Surveys have not been conducted for vernal pool crustaceans on the project site. Suitable habitat exists on the project site and the project proponent has assumed presence of vernal pool tadpole shrimp.

Effects of the Proposed Action

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

Although vernal pool fairy shrimp and vernal pool tadpole shrimp exhibit slightly differing habitat requirements and life cycles, they often inhabit the same vernal pool complexes and have been known to co-occur in individual vernal pools. These species are supported by similar habitat types, including vernal pools, seasonally ponded areas within vernal swales, rock outcrop ephemeral pools, playas, alkali flats, and other depressions that hold water of similar volume, depth, area, and duration. Therefore, both species are subject to a common set of threats and considerations.

Both vernal pool fairy shrimp and vernal pool tadpole shrimp have been documented to occur within the Sunridge Specific Plan area. Focused surveys for vernal pool crustaceans were conducted on some of the parcels within the Sunridge Specific Plan area using the Service's current Dip Net protocol between February and March of 1993 by Sugnet and Associates (1993). The results of these surveys indicated the presence of California linderiella (*Linderiella occidentalis*) from four discrete locations and vernal pool fairy shrimp from one location. The parcel of the proposed Sunridge Ranch project site has not been surveyed for the presence of vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project

site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site. Therefore, construction of the proposed project in any portion of the proposed project site that supports suitable habitat is likely to adversely affect populations of vernal pool fairy shrimp and vernal pool tadpole shrimp.

Direct Effects

Direct effects are the immediate effects of the proposed project on the species or its habitat and include the effects of interrelated action and interdependent actions. Interrelated actions are those actions that are part of a larger action and depend on the larger action for their justification. Interdependent actions are those actions that have not independent utility apart from the proposed action (50 CFR §402.02). Our analysis is based on the assumption that the proposed project will be implemented within two (2) calendar years of the date of the issuance of this biological opinion.

The proposed project would result in fill of 9.119 acres of vernal pool crustacean habitat, including 6.914 acres of vernal pools, 0.287 acre of seasonal wetlands, and 1.918 acre of drainage swale. The Service considers an entire vernal pool or seasonal wetland to be directly affected when even a portion of it is filled or subject to similar direct affects. Therefore, although a portion of the directly affected drainage swale extends into the preserve, the Service considers these portions to also be directly affected.

Interrelated and Interdependent Actions

Additional effects from interrelated and interdependent actions are expected from the proposed project. Approximately 115 acres of vernal pools are present in the entire Sunridge Specific Plan area (Foothill Associates 2004a). The Corps issued a permit for the largest project in this area, the approximately 1,225-acre Anatolia I, II, III property that included approximately 71 acres of vernal pools (Corps file number 190110021). This Corps permit authorized fill of approximately 27 acres of vernal pool crustacean habitat, and required the preservation of 44 acres of vernal pools within a 482-acre on-site preserve. With the exception of this preserve and a designated open space area along Laguna Creek near Grant Line Road, the Sunridge Specific Plan land use designations and zoning provide for urban land use throughout the plan's areas. Therefore, the majority of the remaining 44 acres of vernal pools outside the Anatolia I, II, and III property are expected to be filled for future urban development (Foothill Associates 2004a).

Development of the SDCPA will require the extension of certain utilities and the enlargement of certain roads in areas outside of the SDCPA boundary. Utility improvements include the development of a well field, water supply lines, and water treatment facilities and sewer lines. Well locations have all been sited to avoid affects to aquatic habitats. The water treatment facility will be located on land permitted for take in the Anatolia project (Service file number 1-1-F-96-0062) within the SDCPA boundary. All offsite road improvements and the sewer and water lines will be constructed in existing rights-of-way with affects to aquatic resources totaling less than one-half of an acre (Foothill Associates 2004a).

All infrastructure improvements are required to serve the already permitted Anatolia project. Affects resulting from offsite infrastructure development and road widening to Sunrise Boulevard from White Rock Road, to Pyramid Road, to Douglas Road from Sunrise Boulevard, and to Americanos Road, are covered under separate Nationwide14 Permits (Corps file number 200300697), which are currently in review by the Service. Two additional road improvement projects will be permitted under Phase I and will provide service to Anatolia and the remaining projects within the SDCPA. Jaeger Road, an existing two-lane, partially paved road, will be paved from Douglas Road south to Pyramid Road. Pyramid Road, an existing dirt road, will be improved from Sunrise Boulevard to Jaeger Road. The two road improvements will affect less than one-tenth an acre (Foothill Associates 2004a).

Continuing development in southern Sacramento County requires the installation of supporting infrastructure, such as sewer interceptors. The proposed Laguna Creek Interceptor would carry waste from developments that are scheduled for the Laguna area. The exact route of the proposed Laguna Creek Interceptor is not known at this time; however the proposed project could have both direct and indirect effects on listed vernal pool crustaceans, and other listed species. The proposed Laguna Creek Interceptor, approximately 87,000 feet in length, would extend eastward from the Sacramento Regional Water Treatment Plant (SRWTP) to east of Sunrise Boulevard (SRCSD 2000). The proposed Laguna Creek Interceptor would service an area which extends northwest from the intersection of Bradshaw and Calvin Roads nearly to the intersection of White Rock and Scott Roads, including the entire proposed Sunrise-Douglas development. This proposed interceptor would also provide tie-ins for the future Deer Creek Interceptor, approximately 90,000 feet in length, which is proposed for construction between 2021 and 2032, and the Aerojet Interceptor, approximately 55,000 feet in length, which is proposed for construction between 2014 through 2033 (SRCSD 2000). These two interceptors would eventually service areas east of Grant Line Road and northeast of Sunrise Road, respectively. Construction for the proposed Laguna Creek Interceptor is proposed for 2010 through 2024.

These future projects may adversely affect several federally-listed species, including the vernal pool crustaceans, the giant garter snake (*Thamnophis gigas*), the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), the California tiger salamander, the California red-legged frog (*Rana aurora draytonii*), the delta smelt (*Hypomesus transpacificus)* and its designated critical habitat, and the slender and Sacramento Orcutt grasses.

Currently, a South Sacramento Habitat Conservation Plan (SSHCP) is being developed. So therefore, while development activities in south Sacramento County may negatively affect vernal pool crustaceans and other listed species and their habitats, if completed, the SSHCP may eventually ensure that development activities would avoid, minimize, and compensate for take of listed species to the greatest extent possible. The SSHCP would address the indirect affects of facilitated planned development that results from the interrelated and interdependent actions that result from the proposed project. At minimum, the SSHCP will address the Federal and State listed species known at this time that may be affected by actions that are reasonably foreseeable as a result of the proposed action. Additional HCP-covered species may be added as the HCP is being developed. The SSHCP will be coordinated with CDFG and will include any appropriate State listed species. The SSHCP will address actions that are within the land use authority of

Sacramento County and are reasonably foreseeable as a result of the proposed action, including land use approvals that are related to entitlements. Additional activities may be added as the SSHCP is developed. The SSHCP will cover a cumulative effects boundary area that is reasonably foreseeable as a result of the proposed project and the future projects.

Indirect Effects

Indirect effects are caused by or result from the proposed action, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the action (50 CFR §402.02).

Indirect effects to vernal pools in the project vicinity that could result from the implementation of the proposed project include hydrologic alteration, habitat fragmentation, disturbances from construction equipment, non-point source pollution, and impacts from human encroachment. The Service considers all vernal pool crustacean habitat not considered to be directly affected but within 250 feet of proposed construction activities to be indirectly affected by project implementation. Indirectly affected habitat includes all habitat supported by future destroyed areas and swales, and all habitat otherwise damaged by loss of watershed, human intrusion, introduced species, and pollution that will be caused by the proposed project.

The proposed project will not result in any indirect effects to adjacent vernal pools. Wetlands adjacent (250 ft.) to the proposed action are either already permitted (Anatolia I, II, III) or are separated by a hydrologic barrier (Jaeger Road) that has already resulted in impacts to the habitat.

The proposed project will contribute to a local and range-wide trend of habitat loss and degradation, the principal reasons that the vernal pool fairy shrimp and vernal pool tadpole shrimp have declined. The proposed project will contribute to the fragmentation and reduction of the acreage of the remaining listed vernal pool crustacean habitat located in south Sacramento County and throughout the range of these two listed vernal pool crustaceans.

Cumulative Effects

Cumulative effects include the effects of future State, Tribal, local or private actions that are reasonably certain to occur in the action area considered in this biological opinion. Future Federal actions that are unrelated to the proposed action are not considered in this section because they require separate consultation pursuant to section 7 of the Act.

Large areas within south Sacramento County, including the SDCPA, have been designated for development in the next 20 years under the Sacramento General Plan. The timeline for development in these areas began in the early 1990s and is expected to continue for the next 5 to 10 years. This growth and conversion would contribute to several potentially significant affects to listed species, including loss, alteration, or degradation of habitat, particularly of wetlands, degradation of water quality, and increases in the frequency and intensity of flooding.

A number of on-going and proposed projects could contribute to adverse affects to vernal pool crustaceans within Sacramento County, particularly in the vicinity of the proposed project. In most cases, however, these actions would be subject to Federal review and would, therefore, not be considered cumulative to the proposed project. For instance, several large highway and light rail construction, road improvement, water transfer, and utility and interceptor installation projects are currently planned or underway in south Sacramento County. These projects will contribute to the loss and degradation of habitats of listed species across their range, particularly in south Sacramento County. These activities may alter vernal pool crustacean habitats and can potentially harass, harm, injure, or kill these species. Because these activities have a Federal nexus, the Service will analyze these projects to determine if they will result in the jeopardy of federally-listed species and/or adverse modification and destruction of critical habitat for these species. An undetermined number of future projects that alter the habitat of vernal pool crustaceans, however, could go forward without the need for a Corps 404 permit. Activities that would potentially affect listed vernal pool crustaceans include development associated with urban, water, flood control, highway/roadway and utility projects, application of herbicides/pesticides, conversion to agricultural use, and indirect effects of adjacent development such as urban run-off altering the hydrologic regime.

The Service is aware of other projects currently under review by the State, County, and local authorities where biological surveys have documented the occurrence of federally-listed species. These projects include such actions as urban expansion, water transfer projects that may not have a Federal nexus, and continued agricultural development. The cumulative effects of these known actions pose a significant threat to the eventual recovery of these species. Because the vernal pool tadpole shrimp and vernal pool fairy shrimp are endemic to vernal pools in the Central Valley, coastal ranges, and a limited number of sites in the transverse range and Santa Rosa plateau of California, the Service anticipates that a wide range of activities will affect these species. Such activities include, but are not limited to: (1) urban development, (2) water projects, (3) flood control projects, (4) highway projects, (5) utility projects, (6) chemical contaminants, and (7) conversion of vernal pools to agricultural use. Many of these activities will be reviewed under section 7 of the Act as a result of the Federal nexus provided by section 404 of the Federal Water Pollution Control Act, as amended (Clean Water Act).

The proposed project is located is a region where future destruction and modification of vernal pool crustacean habitat is anticipated. Sacramento County will continue to develop within the County's sphere of influence. This development will result in increased direct loss of habitats for these listed species. Continued loss of these habitats throughout the region could conceivably affect the genetic diversity of the local population(s) of listed vernal pool crustaceans. Any loss of genetic diversity can have significant effects on a population's ability to respond to environmental change over time (Frankel and Soulé 1981). Within the proposed action area, the predominant types of non-federal actions that might affect the listed vernal pool crustaceans consist of residential and commercial development.

Conclusion

After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baseline for the area, the effects of the proposed action, and the cumulative

effects, it is the Service's biological opinion that the proposed Sunridge Ranch Project, as proposed, is not likely to jeopardize the continued existence of the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Because no critical habitat in Sacramento County has been designated for vernal pool fairy shrimp and vernal pool, tadpole shrimp, none will be affected.

INCIDENTAL TAKE STATEMENT

Section 9 of the Act, and Federal regulation pursuant to section 4(d) of the Act, prohibit the take of endangered and threatened species, respectively, without special exemption. Take is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Harm is defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns, including breeding, feeding or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(0)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the Act. The measures described below are non-discretionary and must be implemented by the Corps so they become binding conditions of any grant or permit issued to the applicant, as appropriate, in order for the exemption in section 7(0)(2) to apply The Corps has a continuing duty to regulate the activity covered by this incidental take statement. If the Corps: (1) fails to require any entity participating in the project to adhere to the terms and conditions of this incidental take statement through enforceable terms that are added to the permit, grant, contract, or work order document, and/or (2) fails to retain oversight to ensure compliance with these terms and conditions, the protective coverage of section 7(0)(2) may lapse.

Amount or Extent of Take

The Service anticipates incidental take of the vernal pool tadpole shrimp and the vernal pool fairy shrimp will be difficult to detect or quantify for the following reasons: the aquatic nature of the organisms and their relatively small body size make the finding of a dead specimen unlikely; losses may be masked by seasonal fluctuations in numbers or other causes; and the species occurs in habitat that makes them difficult to detect. Therefore, the Service is quantifying take incidental to the project as the number of acres of habitat that will become unsuitable for the listed vernal pool crustaceans as a result of the action.

9.119 acres of habitat suitable for vernal pool tadpole shrimp and vernal pool fairy shrimp will be directly impacted. The Service estimates that all vernal pool tadpole shrimp and vernal pool fairy shrimp inhabiting 9.119 acres of wetland habitat will be subject to incidental take as a result of the proposed action.

Upon implementation of the following reasonable and prudent measures, all vernal pool tadpole shrimp and vernal pool fairy shrimp inhabiting 9.119 acres of wetland habitat will become

exempt from the prohibitions described under section 9 of the Act for direct and indirect effects associated with the proposed Sunridge Ranch Project. The listed vernal pool crustaceans may be harmed, harassed, or killed, in association with the acres exempted under section 9 of the Act. No other forms of take are authorized under this opinion.

Effect of the Take

In the accompanying biological opinion, the Service has determined that this level of anticipated incidental take is not likely to result in jeopardy to the vernal pool fairy shrimp and vernal pool tadpole shrimp. Critical habitat has not been proposed or designated for the vernal pool fairy shrimp and vernal pool tadpole shrimp in Sacramento County; therefore, none will be adversely modified or destroyed.

Reasonable and Prudent Measures

The Service has determined that the following reasonable and prudent measure is necessary and appropriate to minimize the effects of the proposed project on the vernal pool tadpole shrimp and vernal pool fairy shrimp.

1. Minimize the direct and indirect impacts to federally listed vernal pool crustaceans resulting from habitat modification and habitat loss in the Sunrise Douglas Community Plan Area.

Terms and Conditions

In order to be exempt from the prohibitions of section 9 of the Act, the Corps must ensure compliance with the following terms and conditions, which implement the reasonable and prudent measure described above. These terms and conditions are nondiscretionary.

1. The Corps shall fully implement the principles and standards outlined in the document titled, "June 2004 Conceptual Strategy for Avoiding Minimizing and Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area", for this project.

2. The Corps shall fully implement the March 2004 map titled, "Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection" for this project.

3. The Corps shall assure all conservation measures as proposed by the project proponent in their October 8 & 13, 2004 transmittals and identified by the Service in the project description of our biological opinion are fully implemented.

4. The Corps shall assure the following "Best Management Practices" are implemented during project construction:

    a. The project proponent shall include a copy of this biological opinion within its solicitations for construction of the proposed project, making the prime contractor

responsible for implementing all requirements and obligations included within the biological opinion, and to educate and inform all other contractors involved in the project as to the requirements of the biological opinion. The project proponents shall make the terms and conditions in this biological opinion a required item in all contracts for the project that are issued by the County to all contractors. The project proponents shall provide the Division Chief of Endangered Species (Central Valley) at the Sacramento Fish and Wildlife Office with a hardcopy of the contract(s) for this project at least ten (10) working days before it is accepted or awarded.

b. At least 30 calendar days prior to initiating construction activities, the project proponents shall submit the names and curriculum vitae of the biological monitor(s) for the project.

c. A Service-approved biologist must be on-site during all construction-related activities that occur within 250 feet of vernal pool crustacean habitat identified for avoidance and/or preservation, and that could result in the take of these federally-listed species. The biologist will have the authority to halt any action that might result in take of listed species. If the biologist exercises this authority, the Service and the CDFG shall be notified by telephone and letter within one (1) working day.

d. A Worker Environmental Awareness Training Program for construction personnel shall be conducted before the commencement of construction. The program shall provide workers with information on their responsibilities with regard to the listed vernal pool crustaceans, an overview of the life-history of the species, information on take prohibitions, and an explanation of the relevant terms and conditions of this biological opinion. Written documentation of the training must be submitted to the Sacramento Fish and Wildlife Office within three (3) working days of the completion of instruction.

e. Prior to groundbreaking, high-visibility fencing that is at least 4 feet tall shall be placed along the boundaries of the preservation/avoidance area and construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto adjacent off-site habitat and the onsite wetland preserve. Such fencing will be inspected by the on-site biologist at the beginning of each work day and maintained in good condition. The fencing may be removed only when the construction of the project is completed.

f. During construction operations, the number of access routes, number and size of staging areas, and the total area of the proposed project activity will be limited to the minimum necessary. Routes and boundaries will be clearly demarcated. Movement of heavy equipment to and from the project site will be restricted to established roadways to minimize habitat disturbance, and all vehicle traffic on access road will observe a speed limit of 20 miles per hour. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the wetland avoidance areas. All fueling, cleaning, and maintenance of vehicles and other equipment will occur only within

designated areas and at least 250 feet away from any wetland habitats. The applicant will ensure contamination of habitat does not occur during such operations. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately. Such spills will be reported in the post-construction compliance reports.

g. To control erosion during and after implementation of the project, the applicant will implement best management practices (BMPs), as identified by the Central Valley Regional Water Quality Control Board. Erosion control measures and BMPs, which retain soil or sediment, runoff from dust control, and hazardous materials on the construction site and prevent these from entering the vernal pool complexes, will be placed, monitored, and maintained throughout the construction operations. These measures and BMPs may include, but are not limited to, silt fencing, sterile hay bales, vegetative strips, hydro seeding, and temporary sediment disposal. The Storm water Pollution Prevention Plan (SWPPP) described in the Description of the Proposed Action section of this Biological Opinion shall include these and any other measures necessary to prevent the discharge of contaminated runoff onto the onsite wetland preserve and adjacent offsite wetland habitats.

h. All heavy equipment, vehicles, and supplies will be stored at the designated staging area at the end of each work period. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the open space/wetland preserve and offsite wetland avoidance areas. Staging areas for construction equipment will be located so that spills of oil, grease or other petroleum by-products will not be discharged into any watercourse or sensitive habitat. All fueling, cleaning, maintenance, and staging of vehicles and other equipment will occur only within designated areas and at least 250 feet away from the open space/wetland preserve and any off-site vernal pool crustacean habitats. All machinery will be properly maintained and cleaned to prevent spills and leaks. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately in accordance with applicable local, state and/or federal regulations. Such spills will be reported in the post-construction compliance reports.

i. No clearing of vegetation and scraping, or digging, of soil in the avoided/preserve area

5. The Corps shall ensure that applicant avoids activities that would impact the onsite avoided area/preserve areas such as:

a. Alteration of topography within the preserve;

b. Placement of any new structures (including outfalls, culverts, electrical/gas transmission lines) within the preserve unless specifically addressed in the project

description;

c. Dumping, burning, and/or burying of rubbish, garbage, or any other wastes and fill materials in the preserve area;

d. Fire protection activities not required to protect existing structures at the proposed project site; and

e. Use of pesticides or other toxic chemicals in the preserve unless addressed in the project description of subsequent management plans.

6. The Corps shall ensure the applicant complies with the *Reporting Requirements* of this biological opinion.

7. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat loss through habitat preservation offsite and within the project boundary. Prior to any fill of wetlands on the proposed project site, credits commensurate with the acreage commitment shall be dedicated within a Service-approved habitat preservation bank and documentation provided to the Service. If the applicant chooses not to use an approved preservation bank, then at least 120 days prior to construction, the applicant shall submit documentation of the preservation habitat including conservation easement, management plan, funding instrument, easement holder etc. for our approval. In addition, at least 120 days prior to construction, the applicant shall submit documentation of the onsite preservation habitat including conservation easement, management plan, funding instrument, easement holder etc. for our approval.

8. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat through habitat restoration or creation. Prior to any fill of wetlands on the proposed project site, credits, commensurate with the acreage commitment, shall be dedicated within a Service-approved habitat restoration/creation bank. If the applicant chooses not to use an approved creation/restoration bank, then at least 120 days prior to construction, the applicant shall submit documentation of the creation/restoration habitat including: construction plan, conservation easement, management plan, funding instrument, easement holder etc. for our approval. The following criteria will be used by the Service when approving a restoration/creation site:

a. The restoration site's soils will be appropriate vernal pool soil types (*e.g.*, San Joaquin, Redding, Corning);

b. The restoration site's soil would have been disturbed at some point in the past, either through land leveling, ditching and draining, berming, or other disturbance that has removed or modified edaphic and hydrologic features necessary to support vernal pool habitat; and

c. The restoration site will have a Service-approved conservation easement, a preserve management plan, and a long-term funding mechanism in place upon Service approval.

Reporting Requirements

The Service-approved biologist shall notify the Service immediately if any listed species are found on site, and shall submit a report including the date(s), location(s), habitat description, and any corrective measures taken to protect the species found. The Service-approved biologist shall submit locality information to the CDFG, using completed California Native Species Field Survey Forms, no more than 30 calendar days after completing the last field visit of the project site. Each form shall have an accompanying scale map of the site, such as a photocopy of a portion of the appropriate 7.5-minute U.S. Geological Survey map and shall provide at least the following information: township, range, and quarter section; name of the 7.5-minute or 15-minute quadrangle; dates (day, month, year) of field work; number of individuals and life stage, where appropriate, encountered; and a description of the habitat by community-vegetation type. The Service-approved biologist shall also provide a high quality copy of this information to the staff zoologist, California Department of Fish and Game, 1807 13th Street #202, Sacramento, California, 95814, phone (916) 445-0045.

Any contractor or employee who, during routine operations and maintenance activities, inadvertently kills or injures a listed wildlife species must immediately report the incident to their representative. The Service is to be notified within one (1) working day of the finding of any dead or injured listed wildlife species or any unanticipated take of the species addressed in this biological opinion. The Service contact persons for this are the Division Chief, Endangered Species Division (Central Valley) at (916) 414-6600 and Resident Agent-in-charge Scott Heard at (916) 414-6660.

The project proponents shall submit a post-construction compliance report prepared by the monitoring biologists to the Sacramento Fish and Wildlife Office (SFWO) within 30 calendar days of the completion of construction activity. This report shall detail the following: (1) dates that construction occurred; (2) pertinent information concerning the success of the project in meeting conservation measures; (3) an explanation of failure to meet such measures, if any; (4) known project effects on the snake, if any; (5) occurrence of incidental take of vernal pool crustaceans and snakes, if any; and (6) other pertinent information.

CONSERVATION RECOMMENDATIONS

Section 7(a)(1) of the Act directs Federal agencies to utilize their authorities to further the purposes of the Act by carrying out conservation programs for the benefit of endangered and threatened species. Conservation recommendations are discretionary agency activities that can be implemented to further the purposes of the Act, such as preservation of endangered species habitat, implementation of recovery actions, or development of information and data bases.

1. The Corps should work with the Service to address significant, unavoidable environmental effects resulting from projects proposed by non-Federal parties.

2. As recovery plans for listed vernal pool crustacean species are developed, the Corps should assist the Service in their implementation.

3. The Corps should work with the Service to ensure that its wetland delineation techniques fully assess the affects of proposed projects on listed vernal pool crustacean species.

4. The Corps, in partnership with the Service, should develop maintenance guidelines for the Corps projects that will reduce adverse effects of routine maintenance on vernal pool crustaceans and their habitats. Such action may contribute to the delisting and recovery of the species by preventing degradation of existing habitat and increasing the amount and stability of suitable habitat.

5. The Corps should conduct a study of cumulative loss of wetlands habitat, including habitat of listed crustaceans, in Sacramento County.

In order for the Service to be kept informed of actions minimizing or avoiding adverse effects or benefiting listed species or their habitats, the Service requests notification of the implementation of any conservation recommendations.

REINITIATION--CLOSING STATEMENT

This concludes formal consultation with the Corps on the proposed Sunridge Ranch project. As provided in 50 CFR §402.16, re-initiation of formal consultation is required where discretionary Federal agency involvement or control over the action has been maintained (or is authorized by law) and if: (1) the amount or extent of incidental take is exceeded; (2) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (3) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat that was not considered in this opinion; or (4) a new species is listed or critical habitat designated that may be affected by the action. In instances where the amount or extent of incidental take is exceeded, any operations causing such take must cease pending re-initiation.

If you have any questions regarding the proposed Sunridge Ranch project, please contact me at (916) 414-6700.

Sincerely,

Susan M Moore

for Wayne S. White
Field Supervisor

cc:
ARD (ES), Portland, OR
Ms. Terry Roscoe, California Dept. of Fish and Game, Rancho Cordova, CA
Paul Jones, Environmental Protection Agency, San Francisco, CA

Bjorn Gregersen, ECORP Consulting, Inc.
Enclosure

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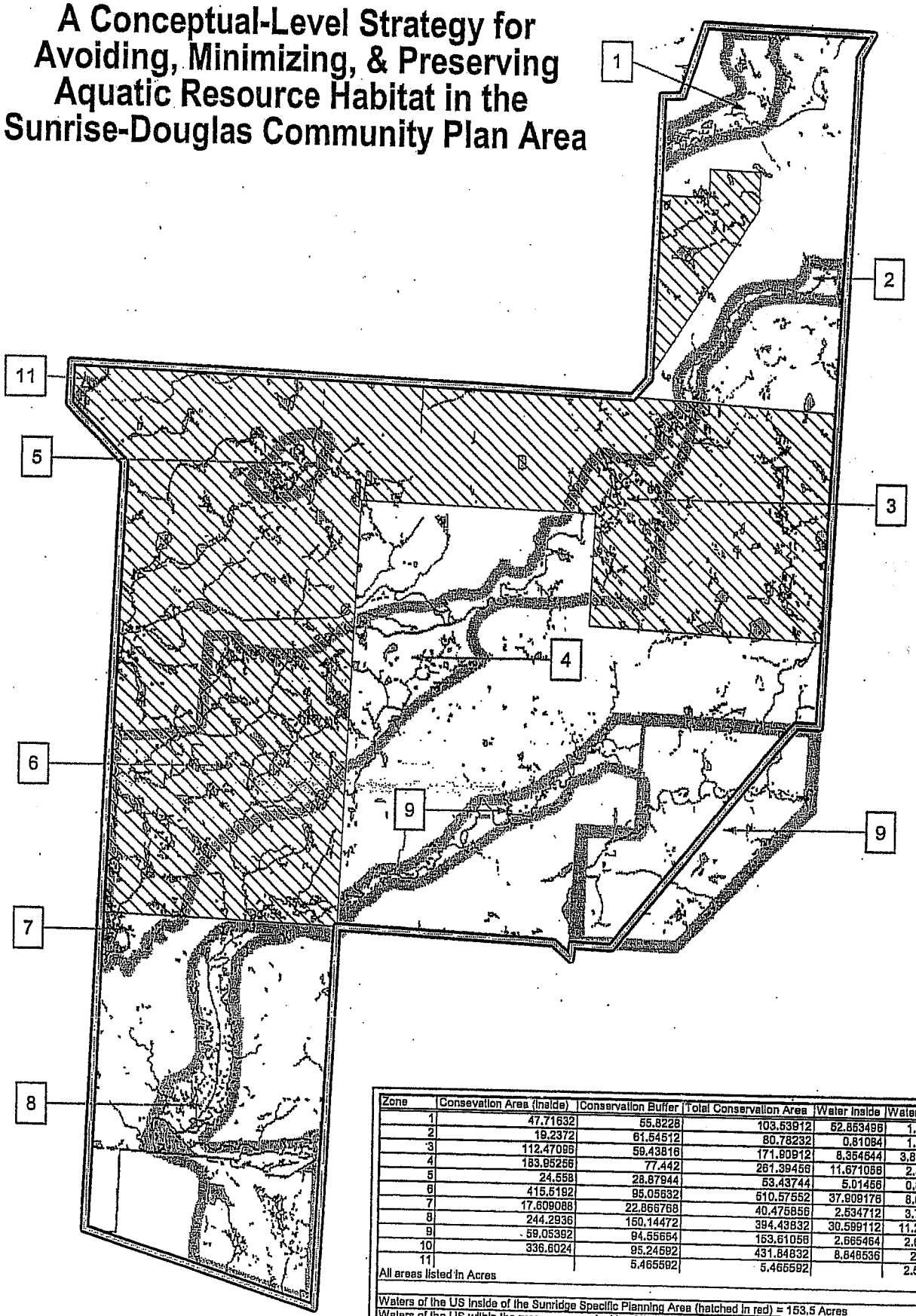
A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area



Zone	Consevation Area (Inside)	Conservation Buffer	Total Conservation Area	Water Inside	Water Buffer	Water Total
1	47.71632	55.8228	103.53912	52.853496	1.840584	54.69408
2	19.2372	61.54512	80.78232	0.81084	1.897824	2.708664
3	112.47096	59.43816	171.90912	8.354644	3.8868504	12.2413944
4	183.95256	77.442	261.39456	11.671088	2.659408	14.230464
5	24.558	28.87944	53.43744	5.01456	0.858792	5.873352
6	415.5192	95.05632	510.57552	37.909176	8.056104	45.96528
7	17.609088	22.866768	40.475856	2.534712	3.708096	6.242808
8	244.2936	150.14472	394.43832	30.599112	11.204736	41.803848
9	59.05392	94.55664	153.61056	2.665464	2.604624	5.270088
10	336.6024	95.24592	431.84832	8.846536	2.31948	11.166016
11		5.465592	5.465592		2.511072	2.511072

All areas listed in Acres

Waters of the US inside of the Sunridge Specific Planning Area (hatched in red) = 153.5 Acres

Waters of the US within the preserve areas inside of the Sunridge Specific Planning Area (hatched in red) = 68.56 Acres

Sources: Foothill Associates, Ecorp Consulting and USGS
Projection: Region 9 Albers

0 1,000 2,000 3,000 4,000
Feet

WTR0400514.2 March 8, 2004

A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area

June 2004

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA). The intended result of this effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. The strategy also endeavors to ensure a viable South Sacramento County Habitat Conservation Plan (HCP) can be developed, given that a large proportion of vernal pool habitat under consideration by the HCP planners is at risk in the SDCPA.

The conceptual-level strategy is represented by preserve areas shown on the map titled Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection dated March 2004 (see attached). To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of the "Preserve Areas" based on best professional judgment and a limited amount of information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek. The mapped boundaries are the smallest that would be acceptable to the Agencies and are predicated on ten principles and standards that would be followed by developers and planners as each element of the overall development proceeds.

The conceptual level strategy should be used by developers and planners to design and plan projects in the SDCPA. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.

The Agencies anticipate that permit decisions and biological opinions will be completed on a case-by-case basis, using site-specific project and aquatic resource habitat information. Each proposed project would be evaluated on its own merits within the larger context of the SDCPA. Depending on the particular hydrology, habitat features, and development plans for a particular parcel, the conceptual preserve boundaries may need to be adjusted to minimize direct and indirect impacts to aquatic resources. Appropriate compensatory mitigation will be developed following demonstrated avoidance and minimization of project impacts.

Strategy Principles and Standards:

1. Maintain natural (existing) watershed integrity and flows to downstream reaches (distribution, frequency and duration), including restricting summer nuisance flows.

2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

3. Manage stormwater to retain the natural flow regime and water quality including not altering baseline flows in the receiving waters, not allowing untreated discharges to occur into existing aquatic resources, and not using existing aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All stormwater flows generated on-site and entering preserve boundaries would be pre-treated to reduce oil, sediment, and other contaminants.

4. Use elevated roads, arched crossings and other practices for transportation corridors that must traverse Preserve Areas to minimize direct and indirect impacts to aquatic resources and maintain the integrity of Preserve Areas. Hydrologic and biologic functions and values of the Preserve Areas would not be significantly impacted by road crossings.

5. Use conservation design elements. These elements include construction techniques such as using single-loaded roads where housing abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not toward the preserve boundary, and orienting houses such that the front living area faces the Preserve Area. Fences would be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Stormwater/water runoff plans would be designed to maintain watershed integrity by employing such means as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat stormwater and water runoff from the large increases in impervious surfaces.

6. Locate compatible land uses next to preserves. Acceptable land uses include parks, hiking trails, athletic fields, and other forms of open space. Developed trails would be outside the preserve boundary. Any irrigated fields or landscaping must not drain toward preserves. Cut and fill activities adjacent to the preserve boundaries would be minimized.

7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third-party. Preserve Areas would be fenced and signed.

9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces.

APPENDIX B
SUPPLEMENTAL TRAFFIC ASSESSMENT

FEHR & PEERS
TRANSPORTATION CONSULTANTS

MEMORANDUM

Date: January 18, 2005

To: Bret Sampson – PMC

From: Jason D. Pack – Fehr & Peers
John D. Hausman - Fehr & Peers

Subject: Montelena Supplemental Traffic Assessment

1042-2008B

Fehr & Peers prepared the *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* in 1997, which assessed impacts associated with both the existing Sunridge Specific Plan and the Sunrise Douglas Community Plan. The currently proposed Montelena development, located within the Sunridge Specific Plan area, differs from the approved specific plan in two ways that potentially affect traffic impacts:

1. The land use totals have changed; and
2. The arrangement of uses has changed.

The proposed plan has fewer residential units and more open space when compared to the existing (approved) plan. The proposed plan and the existing plans are attached.

The purpose of this memorandum is to present the following results:

- Comparison of trip generation estimates for the proposed plan to those assumed for the approved plan from the 1997 study.
- Review of intersection and roadway operations near the proposed project (summarized in the 1997 study) to qualitatively assess impacts from the proposed land use arrangement.

Trip Generation Comparison

We estimated the daily, AM, and PM peak hour trip generation for the proposed project based on trip rates from the Institute of Transportation Engineers' *Trip Generation, 5th Edition* (1991)[1]. Reductions for pass-by trips, internalization, and transit usage were applied consistent with assumptions from the 1997 study. A comparison of the trip generation for the proposed project and the approved specific plan is summarized in Table 1. The trip estimates presented in Table 1 do not include schools, parks, or open space since these land uses are not expected to generate significant external trip activity[2].

[1] Use of the 5th Edition trip rates were used to be consistent with rates used in the 1997 analysis.
[2] This assumption is consistent with assumptions in the 1997 analysis.

FEHR & PEERS
TRANSPORTATION CONSULTANTS

TABLE 1
SUNRIDGE EAST TRIP GENERATION COMPARISON

Scenario	Land Use	Acres[5]	Density		Trip Rates[1]			Trips		
			Quantity	Units	Daily	AM	PM	Daily	AM	PM
1997 Study Assumptions	Low/Medium Density Residential	187.5	974	DU[2]	9.55	0.69	0.94	9,302	672	916
	Reduction for Pass-by and Internalization[3] 20% of Home Trips							1,860	134	183
	Total External Vehicle Trips							7,442	538	733
	Estimated Transit Usage[4]							521	38	51
	Net External Vehicle Trips							***6,921***	***500***	***682***
Proposed Project	Low/Medium Density Residential	154.9	869	DU	9.55	0.69	0.94	8,299	600	817
	Reduction for Pass-by and Internalization 20% of Home Trips							1,660	120	163
	Total External Vehicle Trips							6,639	480	654
	Estimated Transit Usage							465	34	46
	Net External Vehicle Trips							***6,174***	***446***	***608***
Difference Between Proposed Project and 1997 Assumptions:								**(747)**	**(54)**	**(74)**

Notes:
1 Trip rates based on data published in *Trip Generation Manual, 5th Edition* (ITE, 1991).
2 DU = dwelling units
3 Applied to external intersections only.
4 Based on 1.15 persons per vehicle and 7% transit usage.
5 Proposed acreage is lower than that assumed in the 1997 study as the proposed project has increased open space.

Source: *Fehr & Peers, 2005*

The trip generation analysis indicates that the proposed project would generate 747 fewer daily trips, 54 fewer AM peak hour trips, and 74 fewer PM peak hour trips than assumed in the 1997 study. Since the proposed project will generate fewer trips than assumed in the 1997 study, operations of the surrounding external transportation facilities should generally be better with the proposed plan than operations with buildout of the existing (approved) plan.

Intersection and Roadway Operations Assessment

We reviewed the level of service (LOS) results from our 1997 study at intersections and roadway segments near the Montelena development to qualitatively assess impacts of the new land use arrangement. The results of the intersection and roadway segment LOS analysis from the 1997 study are summarized in Table 2 and Table 3, respectively.

All of the intersections and roadway segments in the study area, with the exception of Sunrise Boulevard between Douglas Road and Chrysanthy Road, were projected to operate at an acceptable LOS E or better[3] in the 1997 study. The Sunrise Boulevard/Douglas Road and Sunrise Boulevard/Chrysanthy Boulevard intersections were identified as approaching capacity during the AM and/or PM peak hours.

[3] LOS E or better was identified in the 1997 study an acceptable operating level.

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TRANSPORTATION CONSULTANTS

TABLE 2

INTERSECTION LEVELS OF SERVICE

Intersection	Cumulative Level of Service Results[1]			
	AM Peak Hour		PM Peak Hour	
	V/C[3]	LOS	V/C[3]	LOS
Jaeger Road/Douglas Road	0.59	A	0.68	B
Sunrise Boulevard/Douglas Road	0.74	C	0.94	E
Sunrise Boulevard/Chrysanthy Blvd[2]	0.94	E	0.90	E

Notes:
[1] LOS from *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* (Fehr & Peers, 1997).
[2] Chrysanthy Road formerly known as Pyramid Road.
[3] V/C = Volume-to-capacity ratio.

TABLE 3

ROADWAY SEGMENT LEVELS OF SERVICE[1]

Roadway Segment	ADT[2]	Level of Service
Jaeger Road - Douglas Road to Chrysanthy Blvd[3]	10,000	A
Sunrise Boulevard – Douglas Road to Chrysanthy Blvd[3]	42,200	F
Douglas Road – Sunrise Boulevard to Jaeger Road	44,700	C
Chrysanthy Bouelvard – Sunrise Boulevard to Jaeger Road	25,000	B

Notes:
[1] From *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* (Fehr & Peers, 1997).
[2] ADT = Average daily traffic.
[3] Chrysanthy Boulevard formerly known as Pyramid Road.

Several alternatives were introduced in the *Sunrise Douglas Specific Plan and Community Plan Transportation Analysis* as mitigation measures for the Sunrise Boulevard Corridor. Daily traffic on Sunrise Boulevard could be reduced by as much as 23 percent through mitigation, providing for acceptable operating conditions. Since the proposed project is expected to generate less traffic than the approved specific plan, these measures would continue to mitigate expected impacts.

Although land use arrangements in the proposed specific plan differ from the existing specific plan, the primary change is the addition of open space in the center of the development and increased housing densities throughout the site. We estimated the shift in trip assignment from the proposed project based on the location of the increased housing densities. The expected shift in trip assignment is not expected to increase volumes to the critical movements at the study intersections. In fact, the reduced project trip generation slightly reduces volumes to most of the critical movements at the study intersections. Therefore, the proposed project is not expected to result in an additional impact not identified in the specific plan analysis.

The circulation system within the project site area is different than what is approved in the specific plan. We recommend additional analyses be conducted to ensure that roadways and intersections within the project site area are adequate to serve expected demands with attention to issues such as turn pocket lengths.

Appendix B
Air Quality Modeling

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: H:\AQ-GHG Models\Montelena\Montelena - Existing.urb924

Project Name: Montelena Existing Project

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	60.60	14.35	48.01	0.00	0.14	0.14	17,776.90

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	63.68	61.67	735.10	0.69	109.91	21.18	69,433.02

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	124.28	76.02	783.11	0.69	110.05	21.32	87,209.92

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	1.07	13.87	5.90	0.00	0.03	0.03	17,708.64
Hearth - No Summer Emissions							
Landscape	7.30	0.48	42.11	0.00	0.11	0.11	68.26
Consumer Products	39.46						
Architectural Coatings	12.77						
TOTALS (lbs/day, unmitigated)	60.60	14.35	48.01	0.00	0.14	0.14	17,776.90

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	62.96	61.20	729.58	0.69	109.06	21.02	68,899.84
City park	0.49	0.23	2.64	0.00	0.41	0.08	257.74
Fire Station	0.23	0.24	2.88	0.00	0.44	0.08	275.44
TOTALS (lbs/day, unmitigated)	63.68	61.67	735.10	0.69	109.91	21.18	69,433.02

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

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Analysis Year: 2012 Temperature (F): 95 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	144.00	8.47	dwelling units	874.00	7,402.78	63,291.55
City park		1.59	acres	20.10	31.96	238.89
Fire Station		10.00	acres	2.70	27.00	253.80
					7,461.74	63,784.24

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.5	0.6	99.2	0.2
Light Truck < 3750 lbs	10.0	2.0	92.0	6.0
Light Truck 3751-5750 lbs	22.6	0.4	99.2	0.4
Med Truck 5751-8500 lbs	10.2	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	0.0	18.8	81.2
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	60.0	40.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

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Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Fire Station				60.0	20.0	20.0

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: H:\AQ-GHG Models\Montelena\Montelena - Existing.urb924

Project Name: Montelena Existing Project

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	13.64	3.15	34.37	0.10	4.82	4.64	4,059.05

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	11.12	13.09	127.36	0.12	20.06	3.87	11,854.03

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	24.76	16.24	161.73	0.22	24.88	8.51	15,913.08

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.20	2.53	1.08	0.00	0.00	0.00	3,231.83
Hearth	3.25	0.58	29.50	0.10	4.81	4.63	821.08
Landscape	0.66	0.04	3.79	0.00	0.01	0.01	6.14
Consumer Products	7.20						
Architectural Coatings	2.33						
TOTALS (tons/year, unmitigated)	13.64	3.15	34.37	0.10	4.82	4.64	4,059.05

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	11.01	12.99	126.40	0.12	19.90	3.84	11,763.04
City park	0.07	0.05	0.46	0.00	0.08	0.01	43.98
Fire Station	0.04	0.05	0.50	0.00	0.08	0.02	47.01
TOTALS (tons/year, unmitigated)	11.12	13.09	127.36	0.12	20.06	3.87	11,854.03

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

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Analysis Year: 2012 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	144.00	8.47	dwelling units	874.00	7,402.78	63,291.55
City park		1.59	acres	20.10	31.96	238.89
Fire Station		10.00	acres	2.70	27.00	253.80
					7,461.74	63,784.24

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.5	0.6	99.2	0.2
Light Truck < 3750 lbs	10.0	2.0	92.0	6.0
Light Truck 3751-5750 lbs	22.6	0.4	99.2	0.4
Med Truck 5751-8500 lbs	10.2	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	0.0	18.8	81.2
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	60.0	40.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

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Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Fire Station				60.0	20.0	20.0

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: H:\AQ-GHG Models\Montelena\Montelena - Proposed.urb924

Project Name: Montelena Douglas - Proposed

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	56.44	14.98	47.05	0.00	0.14	0.14	18,449.85

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	98.18	92.38	1,071.77	0.99	156.68	30.23	99,173.45
TOTALS (lbs/day, mitigated)	84.59	77.11	894.28	0.82	130.73	25.22	82,747.74
Percent Reduction	13.84	16.53	16.56	17.17	16.56	16.57	16.56

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	154.62	107.36	1,118.82	0.99	156.82	30.37	117,623.30

Both Area and Operational Mitigation must be turned on to get a combined mitigated total.

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	1.11	14.52	6.97	0.00	0.03	0.03	18,384.51
Hearth - No Summer Emissions							
Landscape	6.77	0.46	40.08	0.00	0.11	0.11	65.34
Consumer Products	35.84						
Architectural Coatings	12.72						
TOTALS (lbs/day, unmitigated)	56.44	14.98	47.05	0.00	0.14	0.14	18,449.85

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	54.25	49.43	590.93	0.55	86.36	16.66	54,747.76
City park	0.54	0.21	2.40	0.00	0.36	0.07	227.26
Regnl shop. center	43.22	42.57	476.45	0.44	69.66	13.44	44,009.34
Fire Station	0.17	0.17	1.99	0.00	0.30	0.06	189.09
TOTALS (lbs/day, unmitigated)	98.18	92.38	1,071.77	0.99	156.68	30.23	99,173.45

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Operational Mitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	46.90	40.78	487.54	0.45	71.25	13.74	45,168.96
City park	0.51	0.18	2.03	0.00	0.31	0.06	192.23
Regnl shop. center	37.03	36.01	403.02	0.37	58.92	11.37	37,226.60
Fire Station	0.15	0.14	1.69	0.00	0.25	0.05	159.95
TOTALS (lbs/day, mitigated)	84.59	77.11	894.28	0.82	130.73	25.22	82,747.74

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Temperature (F): 95 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	127.70	8.43	dwelling units	794.00	6,693.42	50,102.01
City park		1.59	acres	23.10	36.73	209.48
Regnl shop. center		42.94	1000 sq ft	200.00	8,588.00	40,412.94
Fire Station		10.00	acres	2.00	20.00	173.90
					15,338.15	90,898.33

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.5	0.6	99.2	0.2
Light Truck < 3750 lbs	10.0	2.0	92.0	6.0
Light Truck 3751-5750 lbs	22.6	0.4	99.2	0.4
Med Truck 5751-8500 lbs	10.2	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	0.0	18.8	81.2
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	60.0	40.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Regnl shop. center				2.0	1.0	97.0
Fire Station				60.0	20.0	20.0

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: H:\AQ-GHG Models\Montelena\Montelena - Proposed.urb924

Project Name: Montelena Douglas - Proposed

Project Location: Sacramento County AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	12.62	3.22	31.68	0.09	4.39	4.22	4,106.97

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	17.58	19.54	187.79	0.16	28.59	5.51	16,934.15
TOTALS (tons/year, mitigated)	15.01	16.31	156.72	0.14	23.86	4.60	14,129.39
Percent Reduction	14.62	16.53	16.55	12.50	16.54	16.52	16.56

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	30.20	22.76	219.47	0.25	32.98	9.73	21,041.12

Both Area and Operational Mitigation must be turned on to get a combined mitigated total.

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.20	2.65	1.27	0.00	0.01	0.00	3,355.17
Hearth	2.95	0.53	26.80	0.09	4.37	4.21	745.92
Landscape	0.61	0.04	3.61	0.00	0.01	0.01	5.88
Consumer Products	6.54						
Architectural Coatings	2.32						
TOTALS (tons/year, unmitigated)	12.62	3.22	31.68	0.09	4.39	4.22	4,106.97

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	9.46	10.48	102.71	0.09	15.76	3.04	9,349.33
City park	0.08	0.04	0.42	0.00	0.07	0.01	38.79
Regnl shop. center	8.01	8.98	84.32	0.07	12.71	2.45	7,513.75
Fire Station	0.03	0.04	0.34	0.00	0.05	0.01	32.28
TOTALS (tons/year, unmitigated)	17.58	19.54	187.79	0.16	28.59	5.51	16,934.15

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Operational Mitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Mitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Single family housing	8.07	8.64	84.74	0.08	13.00	2.51	7,713.55
City park	0.07	0.04	0.36	0.00	0.06	0.01	32.81
Regnl shop. center	6.84	7.60	71.33	0.06	10.75	2.07	6,355.73
Fire Station	0.03	0.03	0.29	0.00	0.05	0.01	27.30
TOTALS (tons/year, mitigated)	15.01	16.31	156.72	0.14	23.86	4.60	14,129.39

Operational Settings:

Includes correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2012 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	127.70	8.43	dwelling units	794.00	6,693.42	50,102.01
City park		1.59	acres	23.10	36.73	209.48
Regnl shop. center		42.94	1000 sq ft	200.00	8,588.00	40,412.94
Fire Station		10.00	acres	2.00	20.00	173.90
					15,338.15	90,898.33

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	47.5	0.6	99.2	0.2
Light Truck < 3750 lbs	10.0	2.0	92.0	6.0
Light Truck 3751-5750 lbs	22.6	0.4	99.2	0.4
Med Truck 5751-8500 lbs	10.2	1.0	99.0	0.0
Lite-Heavy Truck 8501-10,000 lbs	2.1	0.0	76.2	23.8
Lite-Heavy Truck 10,001-14,000 lbs	0.9	0.0	55.6	44.4
Med-Heavy Truck 14,001-33,000 lbs	1.6	0.0	18.8	81.2
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.0	0.0	0.0	0.0
Motorcycle	3.5	60.0	40.0	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	10.8	7.3	7.3
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	10.0	10.0
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
% of Trips - Commercial (by land use)						
City park				5.0	2.5	92.5
Regnl shop. center				2.0	1.0	97.0
Fire Station				60.0	20.0	20.0

Existing Scenario Summary

Emission Source		Carbon Dioxide (CO_2)	Methane (CH_4)	Nitrous Oxide (N_2O)	Hydro-fluorocarbons (HFCs)	Per-fluorocarbons (PFCs)	Sulfur Hexafluoride (SF_6)	Carbon Dioxide Equivalent (CO_2e)
Mobile Source[1] (vehicle)		10,752	N/A	N/A	Negl.	Negl.	Negl.	10,752
Area Source (landscaping, hearth)		3,682	Negl.	Negl.	Negl.	Negl.	Negl.	3,682
Stationary Source	Electricity	2,097	0.09	0.03	Negl.	Negl.	Negl.	2,097
	Natural Gas	2,296	0.47	0.07	Negl.	Negl.	Negl.	2,296
Total Emissions		18,827	0.56	0.10	Negl.	Negl.	Negl.	18,826

Greenhouse Gas Emissions
Area and Mobile Source
(Operational)

Direct Emissions

Existing Scenario	URBEMIS CO2 Output	Conversion Factor	Total CO2 Emissions
Area Source	4,059 tons/year	0.907 metric ton/English ton	3,682 MT/yr

Existing Scenario	URBEMIS CO2 Output		
Mobile Source	11,854 tons/year	0.907 metric ton/English ton	10,752 MT/yr

Total Operational Long-Term Emissions **15,536 CO2e metric tons per year**

Montelena Existing Scenario
Greenhouse Gas Emissions Water Conveyance

Water Demand	Existing Scenario	
Acre-Feet	-	-

Source: Section 4.12 Utilities and Service Systems

Indirect Emissions from Water Use

	MG/yr	kWh/MG	kWh/yr	Total CO2e MT/yr
Existing Scenario	-	4640	-	-

California Energy Commission. 2006. Redefining Estimates for Water-Related Energy Use (http://www.energy.ca.gov/2006publications/CEC-500-2006-118/CEC-500-2006-118.PDF)

Montelena Existing Scenario
Greenhouse Gas Emissions
Net Energy Consumption

Land Use	Square Feet/Dwellings Existing Scenario	Electricity Demand (kWh) per unit	Existing Scenario	GHG MTCO2e
Residential Units	874	6,992	6,111,008	1,787
City Park	875,556	0	0	0
Fire Station	58,806	18	1,058,508	310
Total			7,169,516	**2,097**

Source: *Energy Information Administration*. 2005. http://www.eia.doe.gov/emeu/recs/recs2005/c&e/summary/pdf/tableus8.pdf
Source: California Commercial End Use Survey, http://www.energy.ca.gov/2006publications/CEC-400-2006-005/CEC-400-2006-005.PDF.

Land Use	Square Feet/Dwellings Existing Scenario	Natural Gas Demand (kBTU) per unit	Existing Scenario	Therms Conversion	GHG MTCO2e
Residential Units	874	46,200	40,378,800	403,788	2,172
City Park	875,556	0	0	0	0
Fire Station	58,806	38.95	2,290,494	22,905	123
Total				426,693	**2,296**

Source: Energy Information Administration. 2005. http://www.eia.doe.gov/emeu/recs/recs2005/c&e/summary/pdf/tableus9.pdf
Source: California Commercial End Use Survey, http://www.energy.ca.gov/2006publications/CEC-400-2006-005/CEC-400-2006-005.PDF.
Source: http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

Total MTCO2e: **4392.197106**

Conversion Factors	CO2	CH4	N20
Electricity (MT/kWh)	0.00029076000	0.00000001315	0.00000000454
Natural Gas (MT/therm)	0.00530709000	0.00000110000	0.00000016000

Source: California Climate Action Registry, Local Government Operations Protocol v1.1.

Proposed Scenario Summary

Emission Source		Carbon Dioxide (CO_2)	Methane (CH_4)	Nitrous Oxide (N_2O)	Hydro-fluorocarbons (HFCs)	Per-fluorocarbons (PFCs)	Sulfur Hexafluoride (SF_6)	Carbon Dioxide Equivalent (CO2e)
Mobile Source[1] (vehicle)		12,815	N/A	N/A	Negl.	Negl.	Negl.	12,815
Area Source (landscaping, hearth)		3,724	Negl.	Negl.	Negl.	Negl.	Negl.	3,724
Stationary Source	Electricity	2,060	0.09	0.03	Negl.	Negl.	Negl.	2,060
	Natural Gas	2,127	0.43	0.06	Negl.	Negl.	Negl.	2,127
Water Supply and Treatment		0	0.00	0.00	Negl.	Negl.	Negl.	0
Total Emissions		20,726	0.53	0.10	Negl.	Negl.	Negl.	20,726

Greenhouse Gas Emissions
Area and Mobile Source
(Operational)

Direct Emissions

Proposed Scenario	URBEMIS CO2 Output	Conversion Factor	Total CO2 Emissions
Area Source	4,106 tons/year	0.907 metric ton/English ton	3,724 MT/yr

Proposed Scenario	URBEMIS CO2 Output		
Mobile Source	14,129 tons/year	0.907 metric ton/English ton	12,815 MT/yr

Total Operational Long-Term Emissions **17,853 CO2e metric tons per year**

Greenhouse Gas Emissions
Net Energy Consumption

Land Use	Square Feet/Dwellings Proposed Scenario	Electricity Demand (kWh) per unit	Proposed Scenario	GHG MTCO2e
Residential Units	794	6,992	5,551,648	1,624
Regional Shopping Center	42,940	16.5	708,510	207
City Park	1,006,236	0	0	0
Fire Station	43,560	18	784,080	229
Total			7,044,238	**2,060**

Source: *Energy Information Administration*. 2005. http://www.eia.doe.gov/emeu/recs/recs2005/c&e/summary/pdf/tableus8.pdf
Source: California Commercial End Use Survey, http://www.energy.ca.gov/2006publications/CEC-400-2006-005/CEC-400-2006-005.PDF.

Land Use	Square Feet/Dwellings Proposed Scenario	Natural Gas Demand (kBTU) per unit	Proposed Scenario	Therms Conversion	GHG MTCO2e
Residential Units	794	46,200	36,682,800	366,828	1,973
Regional Shopping Center	42,940	26.87	1,153,798	11,538	62
City Park	1,006,236	0	0	0	0
Fire Station	43,560	38.95	1,696,662	16,967	91
Total				395,333	**2,127**

Source: Energy Information Administration. 2005. http://www.eia.doe.gov/emeu/recs/recs2005/c&e/summary/pdf/tableus9.pdf
Source: California Commercial End Use Survey, http://www.energy.ca.gov/2006publications/CEC-400-2006-005/CEC-400-2006-005.PDF.
Source: http://www.energystar.gov/ia/business/tools_resources/target_finder/help/Energy_Units_Conversion_Table.htm

Total MTCO2e: **4186.848325**

Conversion Factors	CO2	CH4	N20
Electricity (MT/kWh)	0.00029076000	0.00000001315	0.00000000454
Natural Gas (MT/therm)	0.00530709000	0.00000110000	0.00000016000

Source: California Climate Action Registry, Local Government Operations Protocol v1.1.

Greenhouse Gas Emissions Water Conveyance

Water Demand	Proposed Scenario	
Acre-Feet	-	-

Source: Section 4.12 Utilities and Service Systems

Indirect Emissions from Water Use

	MG/yr	kWh/MG	kWh/yr	Total CO2e MT/yr
Proposed Scenario	-	4640	-	-

California Energy Commission. 2006. Redefining Estimates for Water-Related Energy Use (http://www.energy.ca.gov/2006publications/CEC-500-2006-118/CEC-500-2006-118.PDF)

APPENDIX C
INTERSECTION STUDY - MONTELENA SMND

FEHR PEERS

MEMORANDUM

Date: March 10, 2011

To: Mark Thomas, City of Rancho Cordova

From: Jeff Clark & Kim Fox

Subject: Revised Montelena Land Use Plan Traffic Analysis

RS10-2847

In 1997, the *Sunrise Douglas Specific and Community Plan Transportation Analysis* was completed. The study evaluated the impacts of the Sunridge Specific Plan which includes the Montelena development. At the time of the study, Montelena was comprised of all residential units. Since then, the developer has proposed to revise the Montelena land use to add commercial uses and reduce the number of single-family homes. The purpose of this memo is to evaluate the impact of the proposed land use change on near-by intersections.

TRIP GENERATION

The 1997 study assumed that Montelena would include 974 single-family dwelling units. The revised land use would include 803 single-family dwelling units and a thirteen acre commercial center. Table 1 shows the trip generation associated with each development scenario. While the number of single family units would decrease, the addition of commercial land uses would increase the total trip generation by 2,643 daily trips and 198 pm peak hour trips. However, the am peak hour trip generation would decrease by 32 trips. For this reason, only the pm peak hour will be analyzed.

ANALYSIS METHODOLOGY

The following locations were selected as study intersections due to their proximity to the project.

- Sunrise Boulevard/Douglas Road
- Grant Line Road/Douglas Road
- Rancho Cordova Parkway/Douglas Road
- Americanos Boulevard/Douglas Road
- Sunrise Boulevard/Chrysanthy Boulevard

Traffic operations at study intersections were analyzed in accordance with the methodologies described below and are consistent with those in the *1997 Sunrise Douglas Specific and Community Plan Transportation Analysis.*

Trip Distribution and Assignment

The net new trips associated with the revised land use were assigned to the study intersections in accordance to the trip distribution presented in the 1997 study to generate the existing plus revised land use and cumulative plus revised land use forecasts.

FEHR & PEERS

TABLE 1
MONTELENA TRIP GENERATION COMPARISON

Scenario	Land Use	Acres	Density		Trip Rates[1]			Trips		
			Quantity	Units	Daily	AM	PM	Daily	AM	PM
EIR Site Plan	Low/Medium Density Residential	187.5	974	DU[2]	9.57	0.77	1.02	9,321	750	993
	Reduction for Pass-by and Internalization							0	0	0
	Total External Vehicle Trips							9,321	750	993
	Net External Vehicle Trips							***9,321***	***750***	***993***
Proposed Site Plan	Low/Medium Density Residential	154.9	803	DU	9.57	0.77	1.02	7684	618	819
	Commercial Center[3]	13	142[4]	KSF	42.94	1.0	3.73	6097	142	530
	Reduction for Internalization (18 sf supported by each HH = 10%)							-610	-14	-53
	Reduction for Internalization to Sunrise Douglas Community (22%)							-1,207	-28	-105
	Net Commercial Trips							4,280	100	372
	Net External Vehicle Trips							***11,964***	***718***	***1,191***
Difference Between Original Site Plan and Proposed Site Plan:								2,643	-32	198

Notes:
1. Trip rates based on data published in *Trip Generation Manual, 8th Edition* (ITE, 2008).
2. DU = dwelling units
3. Trip Rates based on ITE Land Use Category 820, Shopping Center.
4. FAR of 0.25 used.

Source: *Fehr & Peers, 2010*

Signalized Intersections

The signalized study intersections were evaluated using the methods described in the *Interim Materials on Highway Capacity* (Circular No. 212, Transportation Research Board, January 1980). Corresponding to each level of service category is a volume-to-capacity (V/C) ratio, which is the ratio of the critical movement at the intersection to the theoretical capacity of the intersection. An intersection is defined to be at "capacity" when the V/C ratio is 1.0.

Unsignalized Intersections

For side-street stop controlled intersections, level of service was computed using methods described in Chapter 10 of the Highway Capacity Manual (Special Report 209, Transportation Research Board, 1985). This methodology determines the intersection level of service by comparing the reserve capacity for minor street movements to established reserve capacity thresholds.

Impact Analysis

At this time, the previous technical analysis assumptions are not available. Therefore, the plus project forecasts presented in the 1997 study will be reanalyzed using current assumptions. For this reason, the results may be different that the results presented in the 1997 study. For existing conditions, the lane

configurations will match what is built today. At locations where project roadways have not been constructed (Rancho Cordova Parkway and Americanos Boulevard), the lane configurations were based on buildout of the General Plan.

The analysis identified which locations are impacted with the revised land use. If the additional trips associated with the revised land use caused the intersection to degrade from LOS E or better to LOS F, or the addition of project traffic increases the V/C ratio by more than 0.05 at a signalized intersection that is already operating deficiently, the impact will be considered significant.

EXISTING CONDITIONS

The Existing Plus Project traffic forecasts were taken from the 1997 study and are shown on Figure 1. The lane configurations represent what is built today in addition to what is assumed as part of the project. Table 2 shows the Existing Plus Project levels of service.

TABLE 2: EXISTING CONDITIONS PM PEAK HOUR INTERSECTION OPERATIONS

Intersection	Control	Existing Plus Project		Existing Plus Revised Project	
		V/C[1]	LOS[2]	V/C	LOS
Sunrise Boulevard/Douglas Road	Signal	1.26	F	1.32	F
Grant Line Road/Douglas Road	Side-Street Stop Control[3]	-	C	-	C
Rancho Cordova Parkway/Douglas Road	Signal	0.61	B	0.62	B
Americanos Boulevard/Douglas Road	Signal	0.93	E	0.94	E
Sunrise Boulevard/Chrysanthy Boulevard	Signal	1.04	F	1.06	F

Notes:
1 V/C = Volume to Capacity Ratio
2 LOS = Level of Service
3 For the side-street stop control the level of service is based on the 1985 HCM Analysis. Since the level of service is not based on the V/C ratio, no V/C ratio is reported.

Source: *Fehr & Peers, 2011*

At the time of the 1997 study, the study locations resided in the jurisdiction of Sacramento County. Therefore the level of service threshold was LOS E. For consistency, this memo will also assume a LOS E threshold. Using the 1997 study forecasts and current assumptions, two of the five study intersections operate unacceptably without the proposed land use revision.

The Existing Plus Revised Project forecasts are shown on Figure 1, and the levels of service are presented in Table 2. With the addition of commercial land use the Sunrise Boulevard/Douglas Road intersection would experience a volume to capacity ratio increase of greater that 0.05 at an intersection already operating at an unacceptable LOS F. Therefore, the proposed land use revision could trigger an impact under Existing Plus Project conditions that was not addressed in the 1997 traffic study. The following mitigation would reduce the Existing Plus Revised Project impact to less than significant.

- Convert the westbound right turn permissive phasing to permissive-plus-overlap phasing. This will restrict u-turns on the southbound approach. The mitigation would reduce the volume to capacity ratio to 1.24.

CUMULATIVE CONDITIONS

The Cumulative Plus Project traffic forecasts were taken from the 1997 study and are shown on Figure 2. The lane configurations represent what is assumed as part of the Rancho Cordova General Plan. Table 3 shows the Cumulative Plus Project levels of service.

TABLE 2: CUMULATIVE CONDITIONS PM PEAK HOUR INTERSECTION OPERATIONS

Intersection	Control	Cumulative Plus Project		Cumulative Plus Revised Project	
		V/C[1]	LOS[2]	V/C	LOS
Sunrise Boulevard/Douglas Road	Signal	1.32	F	1.34	F
Grant Line Road/Douglas Road	Signal	0.30	A	0.32	A
Rancho Cordova Parkway/Douglas Road	Signal	0.45	A	0.45	A
Americanos Boulevard/Douglas Road	Signal	0.34	A	0.35	A
Sunrise Boulevard/Chrysanthy Boulevard	Signal	0.86	D	0.88	D

Notes:
1 V/C = Volume to Capacity Ratio
2 LOS = Level of Service

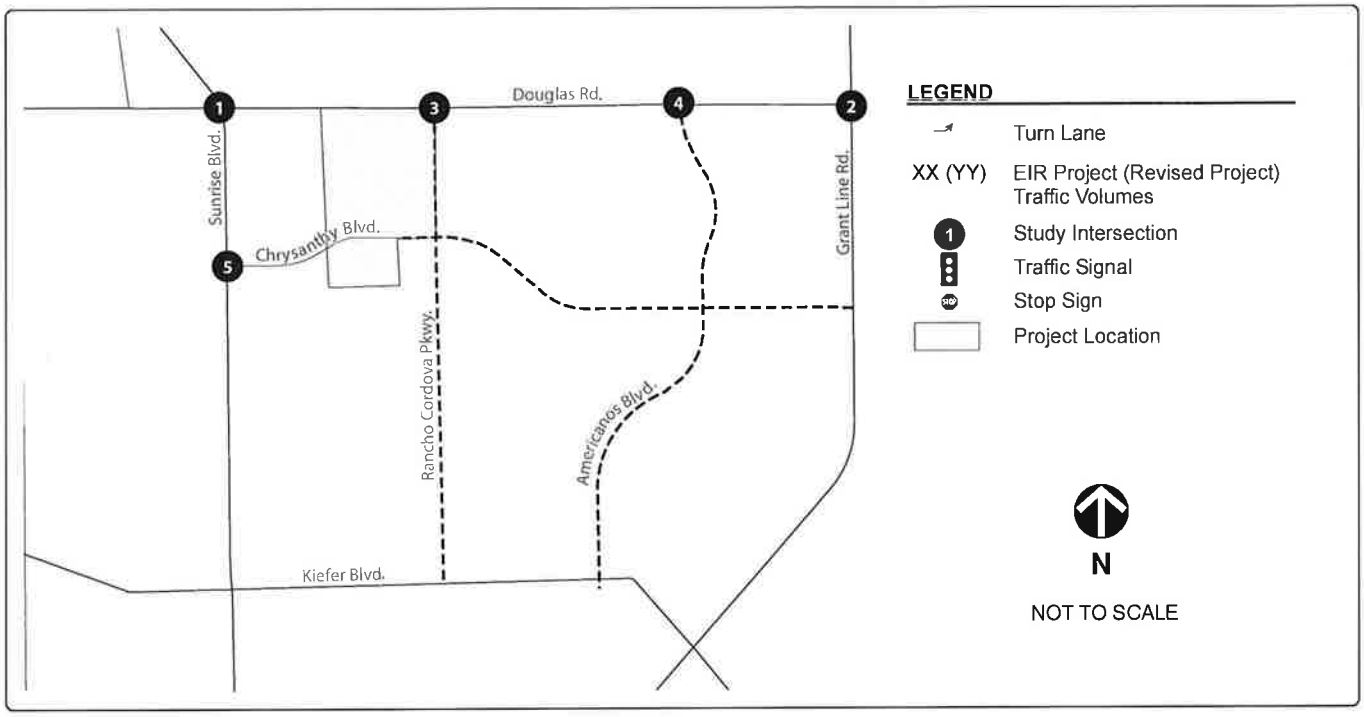
Source: *Fehr & Peers, 2011*

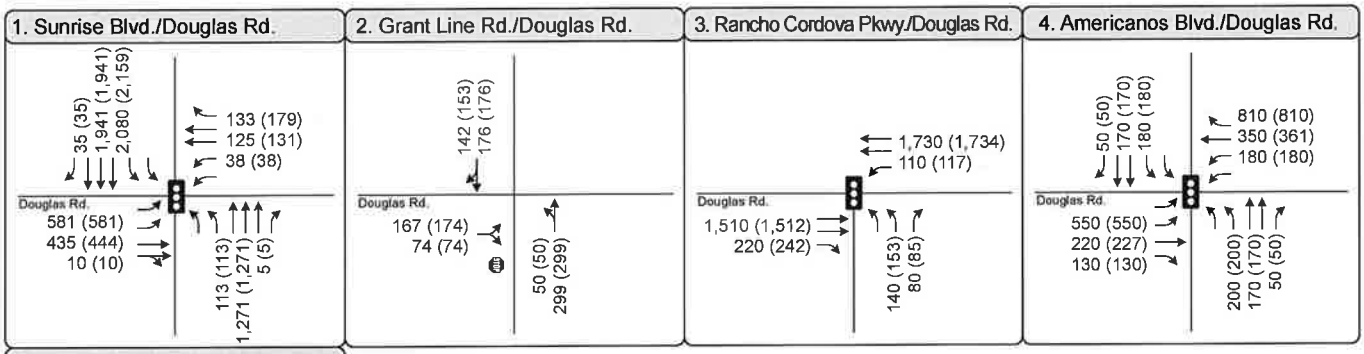
At the time of the 1997 study, the study locations resided in the jurisdiction of Sacramento County. Therefore the level of service threshold was LOS E. For consistency, this memo will also assume a LOS E threshold. Using the 1997 study forecasts and current assumptions, one of the five study intersections operate unacceptably without the proposed land use revision.

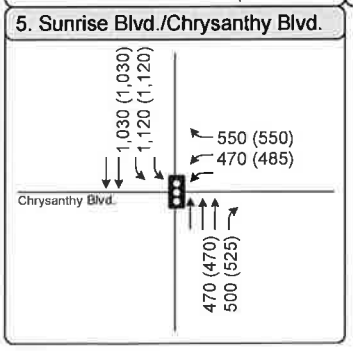
The Cumulative Plus Revised Project forecasts are shown on Figure 2, and the levels of service are presented in Table 2. With the addition of commercial land use none of the study intersections would degrade from an acceptable level of service to an unacceptable level of service. Further, while the Sunrise Boulevard/Douglas Road intersection already operates unacceptably, the volume to capacity ratio would not increase by more than 0.05.

CONCLUSIONS

The proposed land use change would add an additional 198 pm peak hour vehicle trips which would be distributed through the study intersections. Under existing conditions, the additional trips would increase the volume to capacity ratio by more than 0.05 at the Sunrise Boulevard/Douglas Road intersection. This increase could trigger a significant impact not presented in the 1997 traffic study. However, the addition of overlap phasing to the westbound right turn would reduce the impact to less than significant. Under cumulative conditions, the additional trips would not significantly impact any of the study intersections.







PM PEAK HOUR TRAFFIC VOLUMES AND LANE CONFIGURATIONS - EXISTING CONDITIONS

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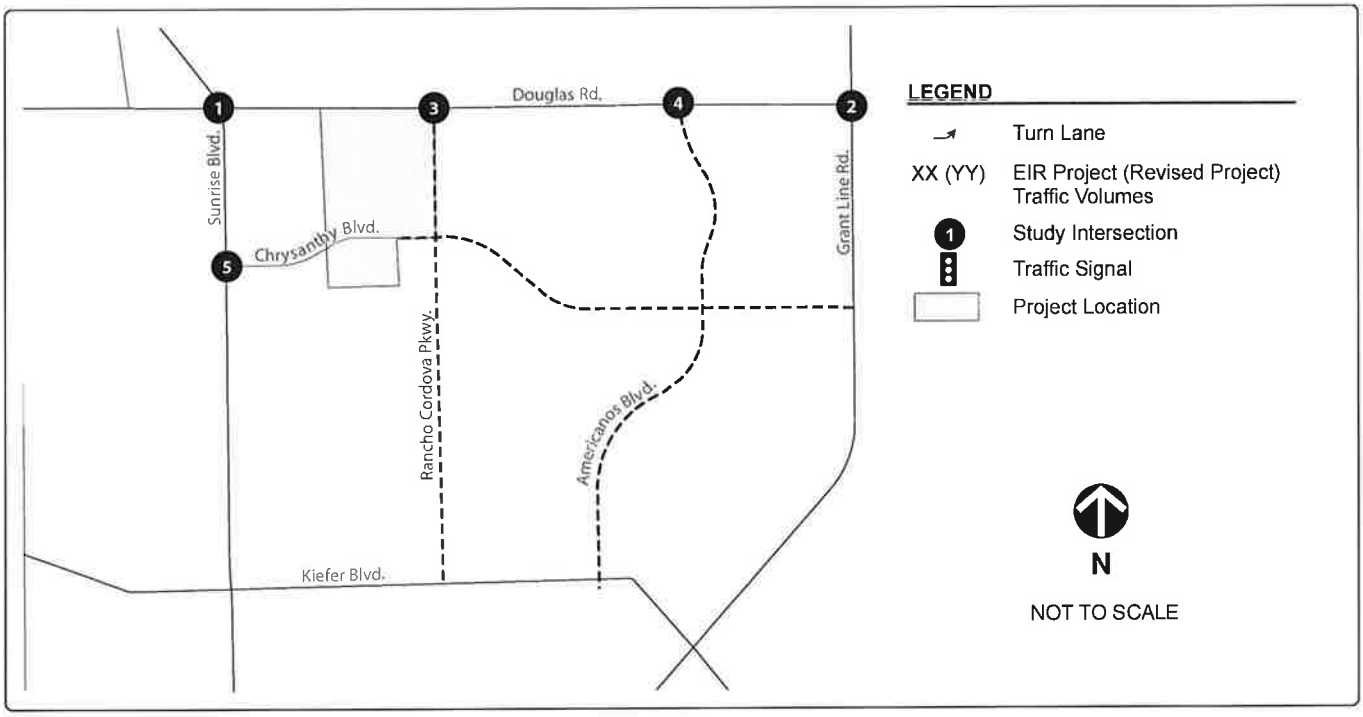
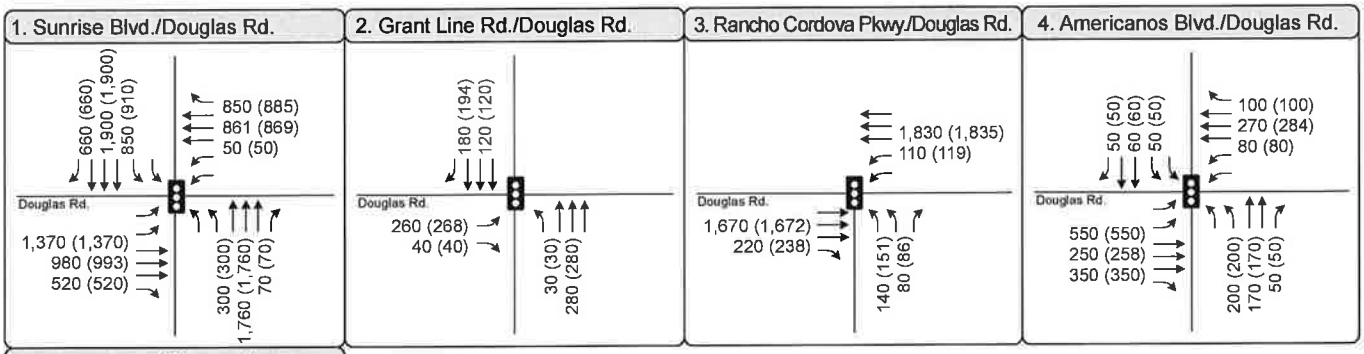
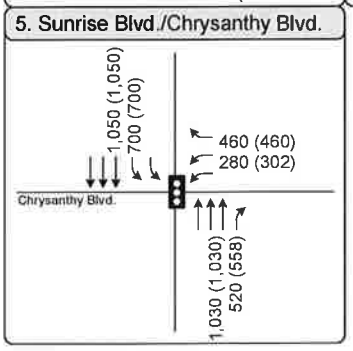
FIGURE 1







PM PEAK HOUR TRAFFIC VOLUMES AND LANE CONFIGURATIONS - CUMULATIVE CONDITIONS

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FIGURE 2