APPENDIX A

INITIAL STUDY

Initial Environmental Study

1. **Project Title:** Rio del Oro

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 subject property is the former McDonnell-Douglass property, consisting of approximately 3,828.5± acres. The property is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard. The site is located south of Interstate Highway 50, within the City of Rancho Cordova, in eastern Sacramento County.

5. **Project Sponsor's Name and Address:** Elliott Homes, Inc.
80 Iron Point Circle, Suite 110
Folsom, CA 95630-8574

6. **General Plan Designation(s):** The property currently carries General Plan designations of Intensive Industrial, Extensive Industrial and Extensive Industrial with Aggregate Resource Overlay. As part of the project, the General Plan designations will be changed to Low Density Residential, Medium Density Residential, Commercial and Office, Intensive Industrial, Public/Quasi Public, and Open Space and Recreation.

7. **Zoning:** The current zoning designations of the project site is SPA (AG-80) Agriculture – 80-acre min., SPA (M-2) Heavy Industrial, SPA (IR) Industrial Reserve, and M-2 Heavy Industrial.

8. **Description of the Project:** The Proposed Project is a mixed-use development, which will include a General Plan Amendment, and Amending the Aerojet SPA Ordinance. **Table 1** below summarizes the proposed land use designations put forth by the Proposed Project.

TABLE I
PROPOSED LAND USES

Land Use	Acres	Units
Single Family Residential	1,546	7,730
Medium Density Residential	248	1,984
High Density Residential	95	1,900
Village Commercial	30	--
Shopping Center	50	--
Commercial Mixed Use	24	--
Business Park	26	--
Industrial Office Park	281	--
Industrial Park	36	--
Public	5	--
High School/Middle School	100	--
Continuation School	6	
Elementary School	56	--
Community Park	103	--
Neighborhood Parks	68	--

Land Use	Acres	Units
Storm Water Detention	109	--
Lake/Open Space	31	--
Future Wetland Mitigation Bank	463	--
Drainage Parkway	122	--
Private Recreation	51	--
Open Space	60	--
Open Space Preserve	16	--
Landscaping	50	--
Greenbelts	49	--
Major Roads	203.5	--
Totals	**3828.5**	**11,614**

9. **Surrounding Land Uses and Setting:** The area surrounding the project site has historically been used for dry land farming and grazing. Surrounding land uses include: the Security Industrial Park and Aerojet lands to the south and east; industrial lands along the Sunrise Corridor to the west and to the east; the Sacramento Mather Airport and agricultural uses to the west, and additional agricultural lands to the south and east. The SunRidge Specific Plan area is located south of the proposed project area. The Sacramento County Landfill is located near the intersection of Grant Line Road and Kiefer Boulevard, south of the project site.

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

    1. State of California, Department of Transportation (Caltrans)
    2. Sacramento County Water Agency (SCWA)
    3. Sacramento Metropolitan Air Quality Management District (SMAQMD)
    4. Central Valley Regional Water Quality Control Board (CVRWQCB)
    5. U.S. Army Corps of Engineers (ACE)
    6. U.S Fish and Wildlife Service (USFWS)
    7. Department of Toxic Substance Control (DTSC)
    8. Department of Fish and Game (CDFG)
    9. Folsom Cordova School District
    10. Sacramento Regional County Sanitation District
    11. Department of Health Services (DHS)
    12. Local Agency Formation Commission (LAFCo)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following checklist provides an evaluation of the potential environmental impacts of the Proposed Project followed by the CEQA Mandatory Findings of Significance. There are 16 specific environmental issues evaluated within the checklist. Following the CEQA Mandatory Findings of Significance there is a NEPA evaluation of Environmental Justice in Minority Populations and Low-Income Populations.

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" 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		

DETERMINATION

(To be completed by the Lead Agency)

On the basis on this initial evaluation:

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

☐ I find that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.

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

	December 12, 2003
Signature	Date
Hilary Anderson	City of Rancho Cordova
Printed Name	For

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Rio del Oro 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 an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3. A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This category also applies when the impact has been previously addressed and it has been determined that there are no new impacts created by the project. This impact level does not require mitigation measures.

4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be 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. 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.

7. 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.

8. 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
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) *Potentially Significant Impact.* The project is located on a previously disturbed, though undeveloped site in Rancho Cordova. The region surrounding the site has historically been used for industrial purposes, though recent commercial and residential development is changing the visual character of the region. There are no substantial scenic vistas associated with this site that would be impaired by development. However, the site is at the eastern fringe of urban development, with potential views of the foothills and the Sierra Nevada. As such, this project may result in a potentially significant impact to scenic vistas.

b) *Potentially Significant Impact.* In the report conducted by Sierra Nevada Arborists, dated February 11, 2003, a total of 4,026 trees were observed on the subject property. The overwhelming majority of these trees are Cottonwoods (*Populus fremontii*). Of all the trees on site, 1,520 were considered to be trees of significance (i.e., non-oak species measuring 18"DBH and larger, as well as all native oaks species measuring 6" DBH and larger). Forty-seven (47) of the trees of significance are native oaks. This project will likely result in the removal of a large number of these trees of significance, including the native oaks, creating a potentially significant impact. The inclusion of the large open spaces, community parks, greenbelts, and the wetland mitigation bank may provide additional opportunity for retaining many of these trees. The site does not contain any natural rock outcroppings, though there are large undulations and expanses of dredger tailings, which are a result of past mining operations at the site. These topographic features will likely be eliminated or highly modified through development of the site. The site is not located within the jurisdiction of a state scenic highway and does not contain any historic buildings.

c) *Potentially Significant Impact.* The site is presently undeveloped, though the ground has been heavily disturbed by past mining operations. The resulting mounds and undulations have been vegetated by Cottonwood trees, which have improved the visual character of the site. Removal of these mounds and trees could degrade the visual character of the site. As such, the proposed project may result in a potentially significant impact to the visual character of the site and surrounding sites.

d) *Potentially Significant Impact.* The project will introduce new sources of light, glare and nighttime illumination, as is typical with residential and commercial development. The total impact of the introduced lighting is likely to be significant, as the site is presently on the edge of the City, with little development to the east. As a result, the lighting at the eastern perimeter of the site will be especially noticeable across the grasslands. The level and location of lighting is not known at this time, but may potentially impact scenic resources and/or wildlife.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
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.* The project site has not recently been used for agricultural purposes and its development will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). As such, there will be a less than significant impact on Farmland, and other significant agricultural resources.

b) *No Impact.* The project site does not contain any parcels under Williamson Act Contract. Therefore, there will be no impact. Additionally the site is not zoned for agricultural purposes.

c) *Less Than Significant Impact.* The outlying regions of the City of Rancho Cordova and the northeastern portion of the City of Elk Grove contain active agricultural production facilities. As the greater Sacramento area grows, there will be increasing pressure to develop many of these parcels for non-agricultural purposes. This project site is located in a predominantly industrial region where there are no agricultural uses. As such, this project will not result in the conversion of Farmland.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
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 Impact.* The project may exceed recently established standards and pollutant thresholds of the Sacramento Metropolitan Air Quality Management District (SMAQMD). Additional analysis is needed to determine the exact impact of this development. Additional residential and commercial development will introduce proportionate amounts of air pollution through vehicle emissions and other sources. The impact is likely to be potentially significant.

b) *Potentially Significant Impact.* The City of Rancho Cordova is located within the Sacramento Federal Ozone Nonattainment Zone. The SMAQMD measures ozone levels, based on Federal standards, and is evaluated based on numbers of ozone violations per year. As the large majority of air pollutants come from mobile sources, it is likely that the development of this site will significantly contribute to the emission of ozone precursors in the region, which may cause the region to violate established standards.

c) *Potentially Significant Impact.* The development of this site will likely draw additional vehicles to the region, which will contribute to the emission of ozone precursors and other air pollutants. Ozone precursors, including Reactive Organic Gases (ROG) and Nitrogen Oxides (NOX) are considered to be criteria pollutants and are generally produced by mobile sources. Additional air quality analysis is appropriate to determine the exact level of impact resulting from this project.

d) *Potentially Significant Impact.* The emissions from this project are likely to be similar to other air pollution caused by urban development. The project will not likely create substantial local pollution concentrations that would be detrimental or harmful to sensitive receptors. However, when cumulatively considered, the project would increase air pollution levels in the region, which exposes sensitive receptors to unhealthy levels of pollution.

e) *Less Than Significant Impact.* The project is not expected to create objectionable odors affecting substantial numbers of people. This is considered a less than significant impact. However, the Sacramento Rendering Plant could impact proposed residences. As part of its adoption of the SunRidge Community Plan, the Sacramento County Board of Supervisors imposed on the applicants mitigation obligations that should result in very effective odor controls on the Sacramento Rendering Plant. Such controls should avoid the occurrence of odor problems in the Rio del Oro area. Nevertheless, the EIR will address these issues in more detail.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
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?	☒	☐	☐	☐

Discussion of Impacts

a-c) *Potentially Significant Impacts.* A wetland delineation was conducted by Gibson and Skordal in June of 1999, and later verified by the Army Corps of Engineers in January 2000. The delineation identified a total of 73.64 acres of jurisdictional waters including wetlands on the Rio Del Oro property. Approximately 15.4 acres included in the delineation are located in branchiopod habitat. Branchiopod habitats include eighty-eight (88) seasonal depressions, thirty-four (34) riparian wetlands, two (2) vernal pools, and two (2) seasonal ponds. Federally listed branchiopod species identified in the survey area include the vernal pool fairy shrimp (*Branchineta lynchi*) and the vernal pool tadpole shrimp (*Lepidurus packardi*). Project implementation may require grading, excavating, and filling of seasonal depressions, wetlands, and vernal pools supporting federally listed branchiopods. This is considered a potentially significant impact requiring the completion of an EIR/EIS. The EIR/EIS will evaluate project specific impact on special-status species.

d) *Potentially Significant Impact.* There were no migratory species identified at the site. However, the project could interfere with the movement of native resident or migratory fish or wildlife species, migratory wildlife corridors, or native wildlife nursery sites. This considered a potentially significant impact and will be addressed in the EIR/EIS.

e) *Potentially Significant Impact.* There are a number of trees on the project site including oaks, cottonwoods, and elderberry shrubs. Gibson and Skordal conducted elderberry surveys on the project site during July and August of 2000. The survey identified three hundred and twenty nine (329) elderberry shrubs on the project site. The elderberry plant is the exclusive host plant of the federally threatened valley elderberry longhorn beetle (*Desmocerus californicus dimorphus).* Of the three hundred and twenty nine (329) elderberry plants in the study area three hundred and twenty one (321) are associated with riparian habitat and forty-one (41) contained beetle exit holes. Impacts to elderberry shrubs would be considered significant. The EIR/EIS will evaluate project-specific impacts to the existing elderberry shrubs.

f) *Potentially Significant Impact.* Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County. However, the South County Habitat Conservation Plan (HCP) is currently under development. The proposed project may conflict with this plan once it is implemented. This is considered a potentially significant impact and will be analyzed in the EIR/EIS.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in " 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?	☒	☐	☐	☐

Discussion of Impacts

a) *Potentially Significant Impact.* In the Cultural Resource Assessment prepared by Peak & Associates, Inc., October 4, 1999, there were no observable historic resources encountered at the site. However, the site investigation excluded the tailings, or rock piles that cover approximately seventy percent (70%) of the site. The tailings are a result of dredging, whereby massive amounts of gravel and rocks are removed from a waterway and the waste rock matter is piled on adjacent land. It is likely that the dredging indirectly may have destroyed historic resources that might have been hidden below the surface. As the dredging operations occurred between 1915 and 1962, they do not, in themselves, represent a significant historic resource. However, it is possible that the tailings may also contain historic resources that were dredged and stacked along with the rock wastes. The removal of the tailings, which will occur with this proposal, may inadvertently remove or destroy any historic resources. It should be noted that these potential resources have most likely lost their integrity due to mining practices and would not qualify as a historic resource.

b) *Potentially Significant Impact.* Similar to the impact on historic resources, there exists a potentially significant impact on archaeological resources that may exist within the tailings at the site. If present on the site, these archaeological resources would also be removed or destroyed with the removal of the tailings.

c) *Potentially Significant Impact.* Similar to the impact on historic resources, there exists a potentially significant impact on paleontological resources that may exist within the tailings at the site. If present on the site, these paleontological resources would also be removed or destroyed with the removal of the tailings.

d) *Potentially Significant Impact.* 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 of areas of spiritual significance, which may not contain any surface evidence of occupancy. As the cultural resource assessment did not address the land beneath the tailings, it cannot be known

whether there are formal or informal burial sites on the property. As such, there may be a potentially significant impact on burial sites or human remains.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Discussion of Impacts

a)

(i) *Less than Significant Impact.* 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.

(ii) *Less than Significant Impact.* 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.* See response to a (i) above. The soil type of the project site consists of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not significantly contribute to ground failure or

liquefaction. The unstable cobble tailings at the surface of the site will be removed and are not suited for reuse as fill on site.

(iv) *Less than Significant Impact.* The project site is characterized by flat terrain and gently sloping topography with very low potential for landslides.

b) *Potentially Significant Impact.* Grading activities associated with development of the current project would remove the tailings and 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 establishes administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. It is possible that grading activities will result in excessive wind or surface water runoff that may affect the federally recognized wetlands. As such, additional analysis is necessary to assess the potentially significant impact resulting from erosion.

c) *Less than Significant Impact.* The soil groups present on the project site have high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high-shrink swell potential. This is impact is likely to be less than significant.

d) *Less than Significant Impact.* See c) above.

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

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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

a) *Potentially Significant Impact.* The Revised Hazardous Materials Study produced by Environmental Resources Management (ERM) indicates that there are several significant pollutants currently on-site. Due to historic rocket testing, a landfill, and propellant burning on the site, soil and groundwater at the site contain trichloroethene (TCE) and other volatile organic compounds. In 1991, the Department of Toxic Substances Control (DTSC) issued an Imminent and Substantial Endangerment Order (ISEO) to address the issue of TCE detected in county well W-18. In 1994 a second ISEO was negotiated. The site was then divided into 11 primary study areas and responsibility for performing the required investigations was divided between Mc Donnell Douglas and Aerojet General Corporation based upon previous usage. Although soil and groundwater remediation continues to occur

at the site, the routine transport and disposal of the contaminants may create a potentially significant impact. Impacts associated with the removal of hazardous materials will be further analyzed in the corresponding EIR/EIS.

b) *Potentially Significant Unless Mitigation Incorporated.* ERM identified several significant pollutants at the project site. However, mitigation measures will be included in the corresponding EIR/EIS to reduce project-specific impacts and ensure the safe removal of identified hazardous materials. Remediation will be required to adhere to current federal and state hazardous material disposal laws.

c) *Potentially Significant Impact.* The applicant has proposed the construction of several schools within the project site. Currently, volatile organic compounds impact groundwater and soil throughout the site. Remediation must occur prior to project implementation and will adhere to current hazardous material disposal laws. The potential impacts on proposed educational facilities will be further evaluated in the corresponding EIR/EIS.

d) *Potentially Significant Impact.* The project site has not been identified as a hazardous material site pursuant to Government Code § 65962.5. However, ERM identified several organic contaminants in both the soil and groundwater found on-site. The corresponding EIR/EIS will evaluate potential impacts associated with the presence of hazardous materials and their proper disposal.

e) *Potentially Significant Impact.* The project site is located within two miles of the Sacramento Mather Airport. Therefore, potential impacts may result from the implementation of the proposed project. However, these impacts will be addressed and mitigated in the corresponding EIR/EIS.

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

g) *Potentially Significant Impact.* Implementation of the proposed project could conflict with the *Sacramento County Multi-hazard Disaster Plan, the Sacramento County Area Plan* or any other adopted emergency response or evacuation plan. Increased traffic resulting from the proposed project may increase emergency services response times. Therefore, this issue will be evaluated in the corresponding EIR/EIS.

h) *Less Than Significant Impact.* The project site is currently designated as Industrial and is not adjacent to any wildlands. Furthermore, implementation of the project would not intermix residences or structures with identified wildlands. Therefore, this impact is considered less than significant.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Impact.* Construction of the proposed project would create new sources of urban runoff. Unless the runoff is controlled, it would generate new runoff pollutants such as oil, gasoline, and other chemicals potentially affecting water quality. The effluent discharges from the project may violate water quality standards or waste discharge requirements.

b) *Potentially Significant Impact.* The site may utilize groundwater resources or wells to obtain water. Based on a Conceptual Drainage Study conducted by Wood Rodgers, February 2003, approximately forty-eight percent (48%) of the site will be covered with impervious surfaces. This will greatly reduce the potential for groundwater recharge that might ordinarily occur. Additional hydrologic studies would be necessary to determine the exact impact of the reduction in permeability. As such, this project will have a potentially significant impact on groundwater resources and potential for recharge.

c) *Potentially Significant Impact.* The project would increase drainage rates that could result in flooding and erosion. The Conceptual Drainage Study determined that the entire site is within the watershed of Morrison Creek, which would transport runoff to the Folsom South Canal and, ultimately, to Mather Lake. With increased impermeability, the additional runoff to Morrison Creek/Folsom South Canal/Mather Lake might exceed capacity and result in flooding. This impact may be potentially significant.

d) *Potentially Significant Impact.* See c) above.

e) *Potentially Significant Impact.* See c) above.

f) *Potentially Significant Impact.* See c) above.

g) *Potentially Significant Impact.* According to the Conceptual Drainage Study, Morrison Creek has not been studied by FEMA for its flooding potential. Therefore, the site is not depicted on current FEMA maps and the entire project site is located outside the 500-year floodplain, as determined by FEMA. As such, additional analysis on the flooding potential of Morrison Creek and the site are recommended to determine the exact flood threat of the site. This impact may be potentially significant.

h) *Potentially Significant Impact.* See g) above.

i) *Potentially Significant Impact.* See g) above.

j) *No Impact.* The project site is not located near the Pacific Ocean, nor is it near a large water body that would be capable of creating a seiches or tsunami.

IX. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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) *No Impact.* The subject property is largely undeveloped, as is the land to the east of the site. Development at this site will not disrupt any community, as it will occur at the eastern boundary of urban development. Furthermore, the project will be part of a new growing community.

b) *Potentially Significant Impact.* The nature of this project is the re-designation of the property from intended industrial uses to a combination of predominantly residential and supporting commercial and public uses. The land use plan currently in effect, the Sacramento County General Plan (adopted upon incorporation of the City of Rancho Cordova), identifies the need and appropriateness of heavy industrial uses at this site and has assigned a series of applicable General Plan designations. The proposed General Plan and zoning designations for this site will clearly conflict with the applicable land use plan, including the Sacramento County General Plan, the Zoning Ordinance, and all area plans. Additionally, the development of single-family residential uses in areas designated for industrial uses may offset the balance that the Sacramento County General Plan was designed and adopted to achieve. The displacement of these designated industrial use areas from a previously approved and suitable site may necessitate their relocation elsewhere. Development of heavy industrial uses at offsite locations may result in additional negative impacts on the environment. Therefore, implementation of this project would conflict with existing land use plans and create a potentially significant impact.

c) *Potentially Significant Impact.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County. However, the South County Habitat Conservation Plan (HCP) is currently under development. The proposed project may conflict with this plan once it is implemented. This is considered a potentially significant impact and will be analyzed in the EIR/EIS.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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.* 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. Though the site was historically mined for gravel, planned growth and development in the area will preclude the extended mining and recovery of potential mineral resources (such as aggregates) in the project area. Therefore, this impact will be less than significant.

b) *Less than Significant Impact.* The Sacramento County General Plan does not designate the site as a mineral resource zone, and the applicable land use plans do not designate this site for mineral resource recovery. As such, the development of the site will not result in the loss of a locally important mineral resource recovery site. The impact of this development will be less than significant.

XI. NOISE. Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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

a) *Potentially Significant Impact.* The site is located within close proximity of existing industrial uses and portions of the site are within two miles of the runways at Mather Airport. Mather Airport currently serves as a commercial cargo airport and contains two runways. Future plans include expansion of commercial cargo use of the airport. The development of residential uses within close proximity of this airport may result in the exposure of people to significant levels of airport-related noise. Additional analysis into the exact nature of the airport, flight paths, anticipated expansion of service, and actual noise levels is necessary to determine the true noise impact. Due to the location of industrial uses and a commercial airport within two miles of the project site, noise impacts are likely to be potentially significant.

b) *Potentially Significant Impact.* There are no anticipated groundborn vibration or noise sources associated with the residential uses of this project. During the construction process, however, there will be groundborn vibrations caused by truck and heavy equipment traffic. This potential impact warrants additional analysis, as it may be potentially significant.

c) *Potentially Significant Impact.* The development of residential uses is unlikely to produce sustained or permanent levels of noise beyond generally accepted levels. Though the ambient noise level will be greater than what currently exists on the undeveloped site, it is

not likely to exceed acceptable standards for residential development. The construction process, however, will likely require the use of heavy equipment over an extended period of time. There will likely be significant noise impacts resulting from the clearing and grading of the site to accommodate development at this site. Due to the enormous undertaking required to remove the tailings from the site, the noise-generating processes are likely to occur over a period of years. Though this impact will not be permanent, it will extend over an extended period of time and, as such, will be potentially significant.

d) *Potentially Significant Impact.* See c) above.

e) *Potentially Significant Impact.* See a) above.

f) *No Impact.* There are no private airports within the vicinity of the site.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☒	☐	☐	☐
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) *Potentially Significant Impact.* The project will occur on a site that has been designated for industrial development and will require a General Plan amendment and rezoning to achieve compliance. This project will ultimately result in the construction of approximately 12,000 new homes, which will constitute a significant addition to the housing stock of the region. The project will directly induce substantial population growth in the area by providing additional homes. This impact is potentially significant and will affect a variety of public resources, facilities, and services.

b) *No Impact.* There are no existing residences at the site. As such, there will be no impact on existing housing.

c) *No Impact.* There are no inhabitants of the property and there will be no displacement as a result of this project. As such, there will be no impact resulting from displacement of people.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 Impact.* The project will ultimately require additional fire services in order to serve the proposed development. The development may likely necessitate the construction of a fire station within the new development, as it is not likely that the existing fire services will be capable of serving the proposed development. Additional facilities will likely be necessary. As such, the impact will be potentially significant. This impact will be evaluated further in the EIR/EIS.

b) *Potentially Significant Impact.* The project will require the extension of law enforcement services to meet the needs of the proposed development. The region is currently served by the Sacramento County Sheriff's Department, which serves the recently incorporated City of Rancho Cordova. As the level of service and number of officers is a function of population, the additional development will require a proportionate number of additional officers and services, and potentially new facilities, which may impact the environment. The impact on law enforcement services is potentially significant. This impact will be evaluated further in the EIR/EIS.

c) *Potentially Significant Impact.* Construction of the proposed residential units would generate additional students. The project proposes six elementary schools, two middle schools, and a high school. Construction of these facilities may result in a potentially significant impact on the physical environment on the project site. This impact will be evaluated further in the EIR/EIS.

d) *Potentially Significant Impact.* Construction of the residential units would generate the need for additional parkland. The project proposes the construction of a nine community, neighborhood and mini parks, a greenbelt system, and a private recreation facility. The construction of these facilities may result in a significant environmental impact. This impact will be evaluated further in the EIR/EIS.

e) *Potentially Significant Impact.* The project will require the extension of a variety of additional public services to accommodate the new development at this site including public libraries, hospitals, community services, and other related public uses. The additional demand for these public services may require the construction of additional facilities to provide service to this development. The construction of these facilities may result in a potentially significant impact. This impact will be evaluated further in the EIR/EIS.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
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) *Potentially Significant Unless Mitigation Incorporated.* The project proposes 171± acres of community and neighborhood parks, 51± acres of private recreation, and 523± acres of open space and wetlands. The parks and open space areas would be generally distributed throughout the project site and should adequately accommodate local recreation needs. As such, the project will likely result in a less than significant impact on outside recreation facilities with the projects incorporated design features.

b) *Potentially Significant Impact.* As the recreation facilities are proposed to be located near the proposed wetland mitigation bank, and because the exact nature of the project drainage has not been determined, it is possible that the construction and extended use of these facilities may impact the wetland mitigation bank. Specifically, the 51± acre private recreation space is in close proximity to the wetlands and an incompatible recreational use may create significant noise, lighting, water quality, or related impacts on the wetlands. As such, the development of the recreational facilities may result in a potentially significant impact on the environment.

XV. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☒	☐	☐	☐

Discussion of Impacts

a) *Potentially Significant Impact.* In the Transportation Analysis conducted by Fehr & Peers, October, 2002, several significant roadway sections were identified as requiring significant upgrades in order to accommodate this project. Based on models provided in the Analysis, Sunrise Boulevard would operate at a Level of Service (LOS) F, an unacceptable condition, between Folsom Boulevard and Florin Road. Additionally, Grant Line Road would need to be widened from 2 to 4 lanes between White Rock Road and Douglas Road, Douglas Road would need to be widened from 4 to 6 lanes between Eagles Nest Road and Jaeger Road, Sunrise Boulevard would need to widened from 4 to 6 lanes between Douglas Road and Grant Line Road, and White Rock Road would need to be widened from 4 to 6 lanes between Zinfandel Drive and Jaeger Road. These recommendations were made based on preliminary sketches of the proposed roadways. Because of the significant improvements that would be necessary to accommodate this project, the impact on the existing roadway network is potentially significant.

b) *Potentially Significant Impact.* As the project cannot be accommodated within the existing roadway network, additional improvements will be necessary to handle the additional traffic generated by this project. Under the Sacramento County General Plan, which now functions as the General Plan for the City of Rancho Cordova, roadways are considered sufficient if they are able to operate at LOS E or better. This project would result in the degradation of several existing roadways to unacceptable Levels of Service of E and F. As

such, this project would potentially result in a significant impact on existing roadways to unacceptable levels.

c) *Potentially Significant Impact.* The proposed project does not involve any aviation-related uses but is located within two miles of the Sacramento Mather Airport. Also, the project site may be located within the airport safety zones or within the approach and departure paths for aircraft using the airport. Therefore, a potentially significant impact may occur and additional analysis is needed to determine the exact risk.

d) *Less than Significant Impact.* The project does not include agriculture uses, so is not anticipated that farm equipment will be traveling on roadways outside the project site and would not be adversely affected by the implementation of the project. However, as there existing agricultural uses in the region, the expansion of roadways and increased traffic may slightly impact agricultural traffic.

e) *Potentially Significant Impact.* As the surrounding roadways are not capable of handling the increased traffic from this site, it is likely that the additional traffic and congestion will prohibit full and timely emergency access to the site. As such, there will be potentially significant impacts on emergency access resulting from this project.

f) *Less than Significant Impact.* The project is anticipated to contain commercial, residential, parks, and light industrial uses. Each of the land uses will be required to provide sufficient on-site parking to accommodate the anticipated demand. At the time of development of each component, City parking requirements will be enforced to ensure adequate parking. The impact on parking will be less than significant.

g) *Potentially Significant Impact.* As the project would produce a significant number of additional housing units, including multi-family residences, it is very likely that additional regional mass transit service will be needed to adequately serve the development. The existing bus lines along Sunrise Boulevard would likely be significant impacted by additional ridership. Similarly, additional riders would impact the light-rail service at Folsom Boulevard. As such, it is likely that this project would result in a potentially significant impact on alternative transportation programs (SACRT website).

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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

a) *Potentially Significant Impact.* The project would likely tie into the existing SRCSD interceptor system. Due to the scale of the project, this impact will be potentially significant and will likely require the construction of additional facilities to treat and accommodate additional the additional wastewater. It is unlikely that existing facilities will be capable of accommodating the additional wastewater generated from this project. This impact will be potentially significant.

b) *Potentially Significant Impact.* See a) above.

c) *Potentially Significant Impact.* See Section VIII, Hydrology and Water Quality, c).

d) *Potentially Significant Impact.* The proposed residential development will require significant water supplies. As such, additional water sources or entitlements will need to be secured in order to provide service to the development. The impact on water supply will be potentially significant.

e) *Potentially Significant Impact.* See a) above.

f) *Less Than Significant Impact.* The development will ultimately produce a significant volume of solid waste that will likely be disposed of in the Kiefer Landfill, which is operated by Sacramento County Waste Management & Recycling. The landfill is 660 acres in size, meets federal, state and local statues, and is capable of accommodating the additional solid waste. At this point, it is likely that the impact on solid waste management will be less than significant.

g) *Less than Significant Impact.* See f) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.* As noted above, the proposed project has the potential to result in significant impacts related to biological resources (i.e., wildlife species, wetlands, etc.), and cultural and historical resources.

b) *Potentially Significant Impact.* There are several proposed developments near the project site. The proposed project, together with other development nearby, could have significant cumulative impacts.

c) *Potentially Significant Impact.* Potential project impacts such as air quality, transportation/traffic, hydrology/water quality, provision of public services, and noise could cause substantial adverse effects in human beings, either directly or indirectly. These issues/impact areas will be further addressed in the EIR/EIS.

XVIII. ENVIRONMENTAL JUSTICE

Federal requirements relating to environmental justice are addressed in this section. Executive Order Number 12989, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (Federal Register, February 16, 1994, p. 7629) was issued in 1994 and states:

> *"To the greatest extent practicable and permitted by law, and consistent with the principles set forth in the report on the National Performance Review, each Federal Agency shall make environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of it's programs, policies, and activities on minority populations and low-income populations..."*

The proposed project could adversely affect minority populations and low-income populations by raising housing prices in the project vicinity. This is a potentially significant impact and will be addressed in the EIR/EIS.

References

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APPENDIX B

SCOPING REPORT FOR THE RIO DEL ORO DEVELOPMENT PROJECT

Scoping Report for

Rio del Oro Development Project

Prepared for:
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Draft Scoping Report for

RIO DEL ORO DEVELOPMENT PROJECT

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May 24, 2004

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APPENDICES

A CEQA Notice of Preparation

B NEPA Notice of Intent

C City of Rancho Cordova Notice of Public Scoping Meetings

D USACE Public Notice

E Copies of the PowerPoint Presentations Given at the February 26, 2004 Public Scoping Meetings

F Transcript of Public Scoping Meetings

Scoping Report for the Rio del Oro Development Project

PROPOSED PROJECT AND LOCATION

The approximately 3,800± acre proposed Rio del Oro project site is located on the south side of U.S. Highway 50 (U.S. 50), south of White Rock Road, and east of Sunrise Boulevard in the City of Rancho Cordova, Sacramento County, California (Exhibits 1 and 2). McDonnell Douglas formerly owned the site. Approximately 1,100 acres are currently owned by Elliott Homes, and the remaining approximately 2,800 acres are owned by GenCorp.

Although the entire project site lies within the Urban Services Boundary (USB) created by Sacramento County (County) in its 1993 General Plan, a general plan amendment will be required to accommodate the proposed land uses shown in Exhibit 3 and Table 1.

Other required entitlements requested by the City of Rancho Cordova (City) include, but are not limited to:

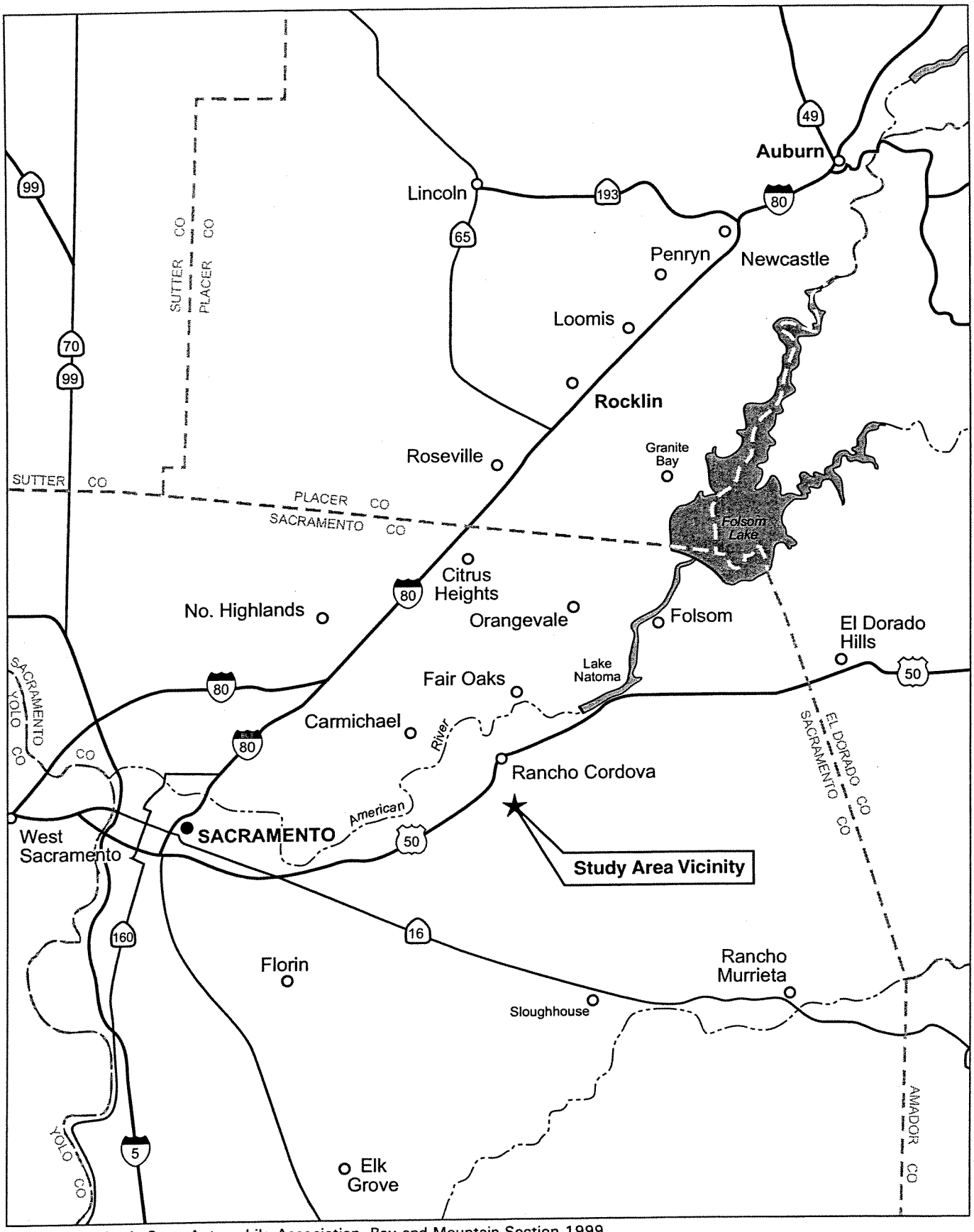
- Adoption of a Rio del Oro Specific Plan;
- Amendment to the Aerojet Special Planning Area (SPA) Zoning Ordinance;
- Amendment to the Urban Policy Area boundary;
- Adoption of a Public Facilities Financing Plan; and
- Adoption of a Development Agreement.

Although the project applicants currently seek the proposed entitlements identified above, the list may change, and/or some proposed entitlements might prove to be unnecessary, in the event that the City adopts a new general plan with designations allowing these uses prior to the time when the City Council takes action on the proposed project. Additionally, the County Local Agency Formation Commission (LAFCO) will be involved regarding the annexation of services.

The project applicants, Elliott Homes and GenCorp, anticipate that the approximately 1,100-acre Elliott Homes portion of the project study area will be the first phase of development (refer to Exhibit 3).

BACKGROUND

Historical use of the Rio del Oro project site includes grazing, gold mining, and activities associated with the aerospace industry. The project site forms a part of the historic 35,500-acre Mexican land grant Rancho Rio de los Americanos--lands that were used historically for grazing since the early 1800s. Beginning in the 1920s, most of the land in the project study area was acquired by the Natomas Company for bucket-line dredging of gold-bearing gravel deposits, which continued in the project vicinity through the early 1960s. Currently, a portion of the tailings is being processed for sand and gravel. Piles of dredge tailings cover approximately 70 percent of the surface area of the project site.



Source: California State Automobile Association, Bay and Mountain Section 1999

Regional Site Location

EXHIBIT 1

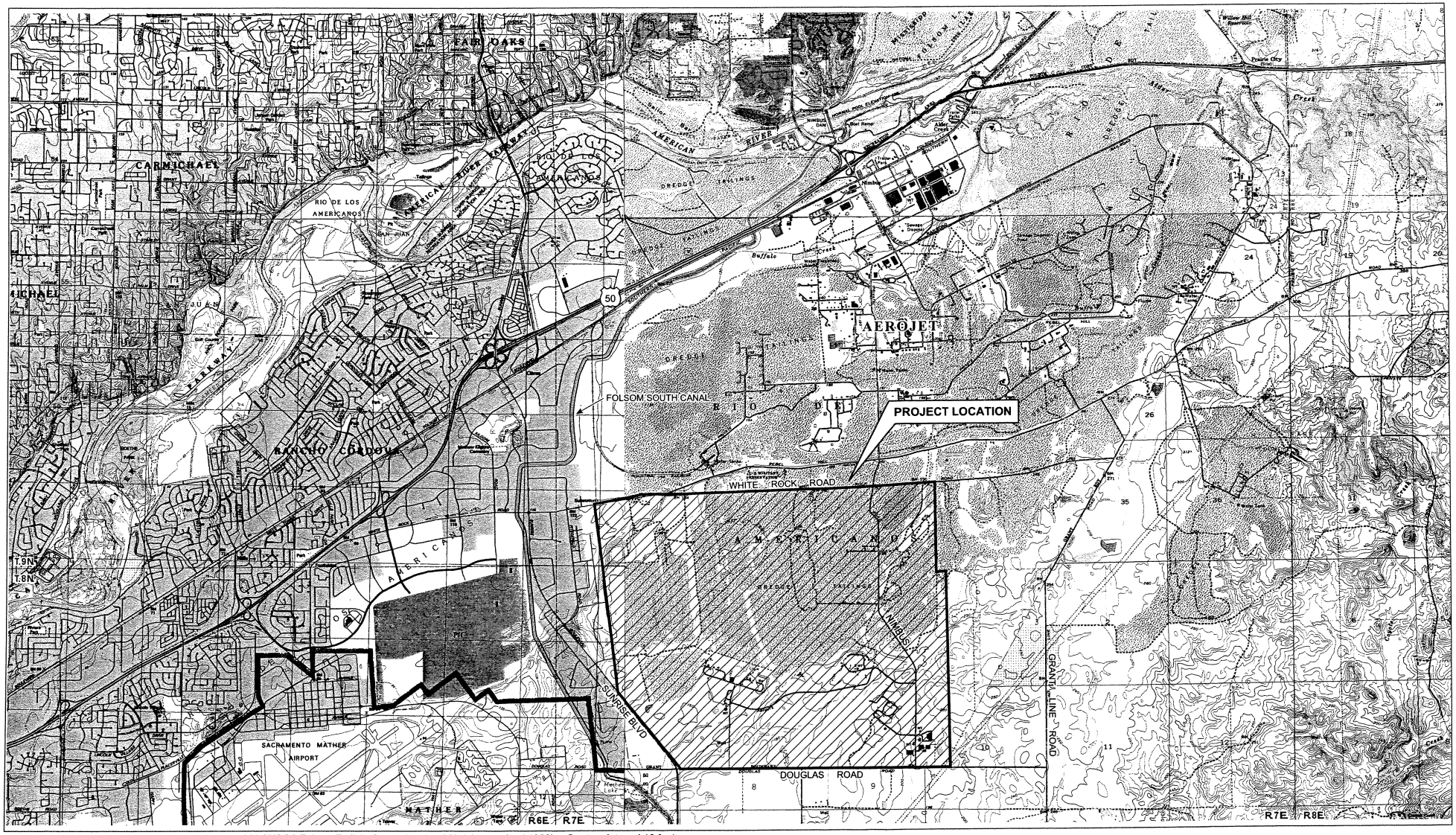
Rio Del Oro EIS/EIR

G 3T089.01 04/04

0 2.4 4.8 MILES

NORTH

EDAW



Source: USGS Citrus Heights/Carmichael Quads 1992 / USGS Folsom/Buffalo Creek Quads 1967 (photorevised 1980) -- Contour Interval 10 feet

EXHIBIT 2

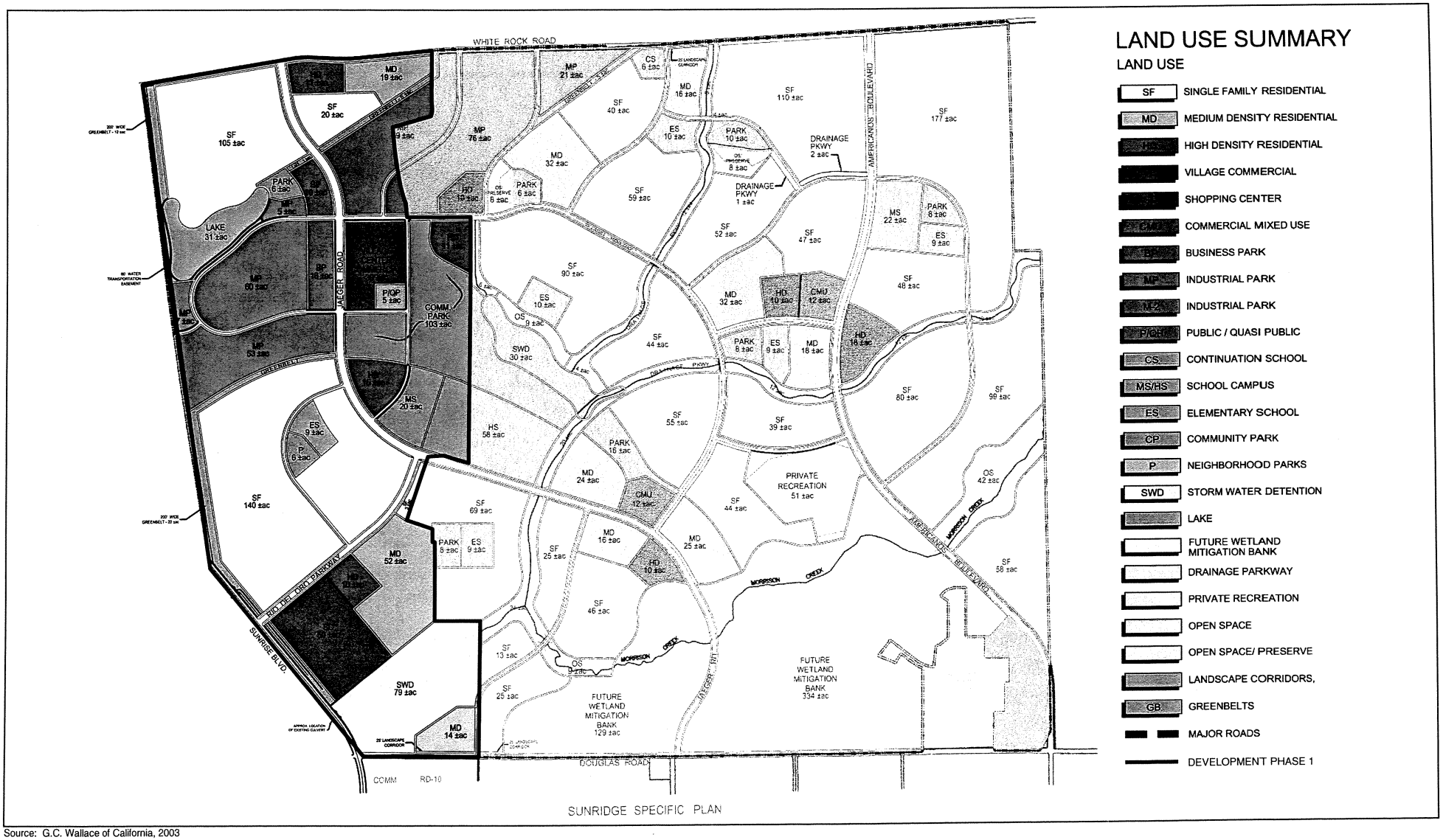
Project Site

Rio Del Oro EIS/EIR
G 3T089.01 04/04

0 2000 4000
FEET

NORTH

EDAW



Source: G.C. Wallace of California, 2003

Proposed Land Uses

EXHIBIT 3

Rio del Oro Development Project
P 3T089.01 05/04

EDAW

The site was sold to Aerojet in 1956 for use in development and testing of missile propulsion systems. McDonnell Douglas initially leased the land from Aerojet for its rocket testing activities, and then bought it outright in 1961. McDonnell Douglas ceased operations at the site in 1969, and then Aerojet reacquired it in 1984 for use primarily as a buffer zone from White Rock Road, but also as a place to burn excess rocket fuel and test small quantities of energetic material. Limited development of the site during this time included construction of paved and unpaved access roads, various structures and buildings, and a limited infrastructure of utilities and drainage improvements. In 1994, Aerojet and McDonnell Douglas agreed to investigate 11 primary areas of concern pursuant to the requirements of a Consent Order with the California Department of Toxic Substances Control (DTSC), and to complete necessary remediation of contaminated soil and groundwater.

There are 10 remaining DTSC areas of concern comprising approximately 260 acres, as well as the groundwater underneath the project site, which are undergoing various levels of review and/or remedial action. Some areas have been fully investigated and DTSC has determined that two locations require no remedial action with regard to soil. Approved remedial action plans are underway in some areas, while others are still in the investigation phase. These plans must comply with the California Environmental Quality Act (CEQA) and are subject to a 30-day public comment and meeting period.

During the mid-1990s while site evaluations were proceeding, Aerojet met with the DTSC on numerous occasions to discuss long-range redevelopment plans for the property, including large passive buffer areas that were not utilized in either aerospace or industrial operations. In 1997, the DTSC agreed with Aerojet that soils within much of the passive buffer area were indeed clean, should not be included within the Consent Order, and were suitable for potential development use. Currently, approximately 2,800 acres of the site are still under the Consent Order and are owned by GenCorp (parent company of Aerojet), while approximately 1,100 acres have been removed from the Consent Order and are owned by Elliott Homes which would constitute Phase 1 of the proposed project.

The applicant submitted an application to Sacramento County (County) for a General Plan Amendment and Rezone on July 3, 1998. To accompany the private application, the Board of Supervisors initiated a planning process for the Rio Del Oro project. In addition, a technical advisory team was established, including representatives of various County departments or divisions, to review and comment on the proposed project and the technical studies that will be needed to support the planning process.

Rancho Cordova officially became a city under the laws of the State of California on July 1, 2003. The City has recently adopted applicable portions of the County's general plan and zoning ordinance, as well as applicable community and specific plans, and zoning designations in areas within the newly incorporated city.

In fall 2003, the City initiated the CEQA process for the proposed Rio del Oro project. Because implementation of the proposed action would require federal discretionary authorization and permits, the project is subject to the requirements of the National Environmental Policy Act (NEPA). Although NEPA applies only to "federal" actions, a nonfederal activity (such as the

proposed project or portions of the proposed project) is also subject to the requirements of NEPA because it will require a federal authorization and permit from the U.S. Army Corps of Engineers (USACE) (40 Code of Federal Regulations [CFR] 1508.18[b][4]) that may cause a significant effect. Under USACE NEPA regulations, NEPA will apply to the proposed project where the USACE exercises control and responsibility; in this case, the proposed fill of wetlands (waters of the U.S.) that will require a federal Clean Water Act (CWA) permit. Other federal actions that will be required include federal Endangered Species Act compliance and Section 106 of the National Historic Preservation Act (NHPA) compliance prior to disturbance. Therefore, the City and USACE, Sacramento District initiated a joint EIR/EIS in fall 2003.

The City will act as the lead agency for compliance with CEQA, and the USACE, Sacramento District, will act as the federal lead agency for compliance with NEPA.

NOTICE OF PREPARATION

On December 12, 2003, the City issued a Notice of Preparation (NOP) (Appendix A) to inform agencies and the general public that a joint EIR/EIS was being prepared and invited comments on the scope and content of the document and participation at a public scoping meeting. The NOP was published in the State Clearinghouse and was mailed to approximately 15 state agencies. It was also posted on the City of Rancho Cordova website. The NOP circulated for 30 days as mandated by CEQA. The NOP public comment period closed on February 12, 2004.

The following issue areas were tentatively proposed for evaluation in the EIR/EIS:

- Hydrology and water quality
- Biological resources
- Air quality
- Noise
- Cultural resources
- Land use and planning
- Visual resources
- Transportation and traffic
- Public services
- Utilities and service systems
- Population and housing
- Hazards and hazardous materials
- Recreation

NOTICE OF INTENT

On January 30, 2004, the USACE issued a Notice of Intent (NOI) (Appendix B) to inform agencies and the general public that a joint EIR/EIS was being prepared and invited comments on the scope and content of the document and announced that USACE had developed a public involvement program allowing opportunities for public participation and involvement in the NEPA process. The NOI also provided information on the dates and times of public scoping meetings. The NOI was published in the Federal Register, Vol. 69, No. 24, on February 5, 2004. The NOI was posted on the City of Rancho Cordova website. There is no mandated time limit to receive written comments in response to the NOI under NEPA.

NOTICE OF PUBLIC SCOPING MEETINGS AND REQUEST FOR COMMENTS

On January 22, 2004, the City issued a Public Scoping Meeting Notice (Appendix C) to inform agencies and the general public that a joint EIR/EIS was being prepared and invited attendance and comments on aspects of the project before the formal CEQA scoping process was begun, including the type of project desired, components to be included, project alternatives to be considered and evaluated, physical and regulatory constraints, potential environmental impacts, and scope and content of the proposed EIR/EIS. The notice was published in Sacramento Bee and the Grapevine and was mailed to an additional 17 county and local offices, including the Folsom Planning Department and Sacramento County Planning Department. The notice was also posted in the Sacramento County Clerk's office from January 22 through February 26, 2004, and was posted on the City of Rancho Cordova website.

In addition, on February 13, 2004, the USACE issued a Public Notice (Appendix D) providing information about the project and inviting written comments on or before March 14, 2004.

PUBLIC SCOPING MEETINGS

The City and the USACE jointly held two public scoping meetings to solicit input from the community and regulators to be considered in project design, alternatives selection, and on the scope and content of the EIR/EIS. The meetings were held on February 26, 2004 at 2:00 p.m. at the Rancho Cordova City Hall, and at 6:00 p.m. at the Mills Station light rail station in Rancho Cordova, California. Fourteen people from both the public and private sectors attended the two meetings.

Attendees at the public meetings were given an overview of the project purpose and history, project goals, key considerations and potential project elements, the CEQA/NEPA processes and schedule, and issue areas to be addressed in the EIR/EIS. (See Appendix E for a copies of the PowerPoint presentations given at the meeting.) Attendees were given the opportunity to ask questions and to provide both written and oral comments. A summary of comments received at the scoping meetings is provided below.

SUMMARY OF PUBLIC SCOPING MEETINGS (FEBRUARY 26, 2004) COMMENTS

Table 1. Individuals and Organizations that Provided Comments During the Public Scoping Meeting

Name	Organization
Aimee Hagen	Sacramento Area Council of Governments
Pamela Terry	WalkSacramento
Wayne Lundstrum	SMUD
Alta Tura	Sacramento Urban Creeks Council

The following pages present a summary of all public meeting comments received, categorized by name and organization of commentor. Copies of the transcripts of the public scoping meetings are included in this report as Appendix F.

Public Scoping Meeting Comments

Issue	Comment Code	Public Comment Period	Comment
Aimee Hagen, Sacramento Area Council of Governments			
Biological Resources	SACOG-01	Public Scoping Meeting	Look at strategies for connecting habitat both on-site and off-site (regional) mitigation.
Biological Resources	SACOG-02	Public Scoping Meeting	Work with Sacramento County HCP process to identify habitat and mitigation.
Alta Tura, President, Urban Creeks Council - Sacramento			
Biological Resources	UCC-07	Public Scoping Meeting	I am Alta Tura. I am serving on the Habitat Conservation Plan Committee for South Sacramento County. I don't know if Rancho Cordova is aware of that HCP that is in progress, and there is the possibility that some of the Rio del Oro land could be considered valuable habitat that may need to be preserved as part of an overall preservation plan for habitat in Sacramento County. And I will submit written comments about that. And also I am concerned about groundwater contamination and getting into the gases coming from the water into the soil and want to -- will make comment about that, that there will be some risk benefit analysis like basements that the gases, the toxic gases collect in homes, home basements and that sort of thing. And the species that I have concerns about right at this moment would be the western spade-foot toad and there may be -- we talked about there being vernal pools there and possibly orca grass. So often what seems to happen is you put in a development and then you figure out what is it that we are -- what natural values or wetlands are being destroyed and then you mitigate by purchasing some land somewhere else to be preserved. An I think we need to consider preserving on-site, doing mitigation on-site here. So that is what I am hoping will be part of the environmental analysis.
Pamela Terry			
Traffic	UCC-08	Public Scoping Meeting	Pamela Terry. I am with Walk Sacramento. We do pedestrian and bicycling issues. So it is a little early for us. We are getting involved from the beginning, you know, to provide alternate forms of transportation when this starts actually getting built. Just let everybody know why I am here.

Public Scoping Meeting Comments

Issue	Comment Code	Public Comment Period	Comment
Wayne Lundstrum, SMUD			
Utilities and Service Systems	SMUD-03	Public Scoping Meeting	My name is Wayne Lundstrum. I am with SMUD, and Gilbert Angeja also is here. We are piggybacking right now to what the Corps is doing. Reason we are doing this is that we're going to impact the area is the project goes through. We would like to bring it out to the public as soon as possible to let you know what we are planning, and right now we just have a tentative plan, which is right here. We have 11,000 homes and commercial. You are going to have multipurpose use of the thing. We are going to need some electricity to run it. We would like for everybody to run it. We would like for everybody to have solar on their roofs. That would be great. Even with that you are sill going to need electric. Right now Gil has put together what we call a very tentative plan, kind of gives you a general idea. Nothing is set in stone. Which calls for three electrical substations roughly in these areas. What they are called are load centers. Each electric substation is made to handle so much output that is needed in the area. If you have residential, you can go so far. If you have heavy commercial or schools, which take a lot more, your area's getting a little bit smaller. Also, we try to maximize the efficiency. The fact is we don't try to run our substations at full value, a hundred percent. What that means is if one of these sites were to go down, there is some other sites, a new site going down here and another site over there, that a lot of the area -- if the substation went down, we could draw off, we can boost the output of the other substations to take this up. So you may be out for two hours, but you are not out for two weeks. This is what we try to do. And right now we are not having a lot of problems siting our substations. SMUD has a principle that one would like -- hide them out in the middle of nowhere, where nobody can see them.. That is pretty impractical because they are not needed. Secondly, in industrial areas, if you have industrial areas, that is one of the first places we look. Then come commercial, and at the very least come residential. Every once in a while we do put them in residential. If you have a very large area of residential and commercial, something has to feed that. Surprisingly, we get along very well with our neighbors. We've got some in the Pocket area, some in Elk Grove which has houses on two and three sides of them. There doesn't seem to be a problem. One of the things we are running into right now to connect these stations is having overhead lines. Now the internal, everything what they call 12 kV, what comes into your neighborhood basically is all underground, so you won't see the redwood poles. But in order to supply the substations, we turn what they call 69 kV lines. Because these are larger voltage, they are very difficult to bury, and the cost of burying them is something five to ten times higher than overhead. It doesn't say they can't. Elliot Homes has been the forefront of this in Folsom where they have buried some of the cables. One of our conditions that we will, SMUD ratepayers pay the cost to overhead. If the area decides to put it underground, they make up the cost of putting it underground. It's an alternative. We just wanted to bring this up to anybody.

SUMMARY OF WRITTEN PUBLIC COMMENTS

To date, the City and the USACE have received 20 comment letters from individuals and organizations in response to the NOP/NOI. Although the NOP public comment period officially ran from December 12, 2003 to January 11, 2004, and the written comment period published in the USACE's Public Notice officially ran from February 13, 2004 to March 14, 2004, the City and the USACE have continued to accept all written comments. Table 2 lists the names of individuals who submitted written comments and their organizations (if any).

Table 2. Individuals and Organizations that Provided Comments During the Written Comment Period

Name	Organization
Tim Vendlinski	US Environmental Protection Agency
Alexander MacDonald	California Regional Water Quality Control Board
Bryan Clark	Sacramento Metropolitan Fire District
Ernie L. Teays	SMUD Real Estate Services
Gene Riddle	Cal/EPA Department of Toxic Substances Control
Jeff Atteberry	Sacramento County Sanitation District 1
Jeff Clark	City of Rancho Cordova Transportation Planning Section
Jeff Pulverman	California Department of Transportation District 3
Larry L. Eng	California Department of Fish and Game
Mitchell S. Dion	California-American Water Company
Peter Christensen	Sacramento Metropolitan Air Quality Management District
Rich Blackmarr	Sacramento Department of Engineering and Administration, Infrastructure Finance Section
Sandy Hesnard	California Department of Transportation, Division of Aeronautics
Sterling Sorenson	California Department of Water Resources
Betty L. Miller	California Department of Transportation, Office of Community Planning
Florence M. LaRiviere	Citizens Committee to Complete the Refuge
Anne Geraghty	WalkSacramento
T.L. Abney	California Department of Highway Patrol
Taiwo Jaiyeoba	Sacramento Regional Transit District
Alta Tura	Sacramento Urban Creeks Council

The following pages present a summary of all written comments received, categorized by name and organization of commentor.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Alexander MacDonald, Senior Engineer, California Regional Water Quality Control Board			
Hazards and Hazardous Materials	RWQCB-01	NOP	1. Page 8, Project Background. The description would be better if it were stated most of the project property overlies contaminated groundwater. Remediation of this contaminated groundwater will take decades. The passive buffer area was deemed clean of soil contamination following some minor cleanup activities. Contaminated groundwater requiring remediation still lies beneath the passive buffer area.
Hazards and Hazardous Materials	RWQCB-02	NOP	2. Page 17, Hazards and Hazardous Materials, Discussion of Impacts, Items (a) and (c). In addition to TCE and other volatile organics, perchlorate is another pollutant that has impacted soils and groundwater on the IRCTS property.
Hazards and Hazardous Materials	RWQCB-03	NOP	3. Page 18, Hazards and Hazardous Materials, Discussion of Impacts, Item (c). Remediation of soils will need to have been remediated. However, groundwater remediation will not be complete for many years and groundwater contamination extends under nearly all of the IRCTS property. Development of portions of the property can occur even if remediation of the groundwater is not complete.
Utilities and Service Systems	RWQCB-04	NOP	4. Page 20, Hydrology and Water Quality, Item (b). This paragraph discusses the potential to utilize groundwater supply wells to obtain water for the project. It is unlikely that wells on the project site, or in the vicinity of the site, would be permitted for use as domestic water supply. However, use of treated groundwater from contamination remediation for non-potable purposes should be greatly encouraged.
Hydrology	RWQCB-05	NOP	5. Page 20, Hydrology and Water Quality, Item (b). The study of the impact on the aquifer yield due to the reduction in recharge of rainfall caused by the project, should be evaluated. In
Hydrology	RWQCB-06	NOP	6. Page 20, Hydrology and Water Quality, Item (c). The second sentence talks about drainage to the Folsom South Canal. All drainages from the IRCTS are to Morrison Creek that does not discharge to the Folsom South Canal, but is transported across the canal.
Geology and Soils, Hazards and Hazardous Materials	RWQCB-07	NOP	7. Page 22, Mineral Resources, Item (a). The project site was initially mined for gold. Currently, a portion of the tailing piles that remained following the gold mining activities is being processed for sand and gravel. It should also be noted that an evaluation of potential contamination from mercury used during the gold mining operations should be included in the EIR.
Utilities and Service Systems	RWQCB-08	NOP	8. Page 31, Utilities and Service Systems, Item (d). As stated above, the use of treated groundwater for non-potable purposes should be evaluation in the EIR.
Alta Tura, President, Urban Creeks Council - Sacramento			
Biological Resources	UCC-01	NOP	The EIR/EIS needs to analyze the impacts of the proposed project on Western Spadefoot Toad and Orcutt Grass. have sufficient surveys been made to rule out the presence of breeding toads in the project area?

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Biological Resources	UCC-02	NOP	The EIR/EIS needs to analyze how the proposed project will impact creation of a viable natural resource preserve system for this part of the county. The preserve system should include wetlands/vernal pools, riparian/creek and grassland areas. Does the proposed wetland mitigation site connect or have the potential to connect to other existing or planned mitigation/preserve sites? How will the proposed mitigation wetland area fit in with the preserve plan that will be a major component of the South Sacramento Habitat Conservation Plan? In the absence of an HCP, how can this project be coordinated with other projects so that creek corridors, vernal pool corridors and other wildlife connectors can be preserved?
Hydrology	UCC-03	NOP	The EIR/EIS should analyze the flood protection and water quality effectiveness of handling stormwater and urban use run-off through conventional gutters and storm drains directing water into the creek or detention basin connected to the creek. An alternative drainage system should be analyzed. This alternative system would incorporate swales and numerous small detention basins within the developed area, such as yards and common green space areas, to receive run-off. A discussion of the different systems should address soil contamination. For example, rainwater falling on contaminated soils might be best handled with a more impervious infrastructure to avoid groundwater contamination. The discussion should also consider possible advantages of an alternative system. Those benefits might include increased groundwater recharge and higher quality water entering Morrison Creek and the wetland area. These issues need to be addressed early to increase the likelihood that the wetland/creek preserve will remain as viable wildlife habitat.
Traffic	UCC-04	NOP	The EIR/EIS needs to fully describe the Jaeger Road extension. How wide will the road be, including bike lanes, shoulder, sidewalks and utility easements? How much traffic at buildout? What will be the impact of the road on the creek and the wetland area? Impacts to be described include traffic, stormwater runoff and other uses associated with the road. Again, these impacts need to be disclosed now so that the success of the preserve system can be more accurately predicted.
Water Quality, Hazards and Hazardous Materials	UCC-05	NOP	The groundwater and soil contamination issues within the project area are complex. They need to be completely and thoughtfully analyzed and discussed. Has there been a risk assessment on the groundwater and the potential for the contaminated groundwater to release gases back into the soil? One risk being volatile compounds collecting in a basement. How will development impact the clean-up of soils and groundwater? Will development of this proposed project hamper clean-up operations needed on the site or adjacent or nearby areas?
Alternatives Development	UCC-06	NOP	The EIR/EIS should discuss an alternative development that is more compact and mixes uses. Some of the possible benefits that should be included in that discussion are traffic impacts and increased open space.

Anne Geraghty, Executive Director, WALKSACRAMENTO

Traffic	WALKS-01	NOP	We are concerned that there is no mention of pedestrian or bicycle accessibility in the project notice of preparation or the initial study. We would like to see inclusion of standard continuous sidewalks and bike lanes in the project area, as well as, marked crosswalks for pedestrians at intersections and other structures and markings required per the County of Sacramento's Department of Transportation ADA Transition Plan and Pedestrian Master Plan. We are also concerned about the possible impacts to existing roadways discussed in the Transportation/Traffic section of the initial study and what those impacts could mean to pedestrians trying to cross the streets and bicyclist safety and access in the area.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Traffic	WALKS-02	NOP	While we acknowledge the significant peak-hour motor vehicle traffic uses on roadways cited in section XV subsection a, we are concerned that the added capacity during the off-peak hours will encourage speeding by drivers that is dangerous for pedestrians trying to cross the streets and bicyclists riding on the streets.
Traffic	WALKS-03	NOP	Origin and destination analysis: This is needed to understand the short and longer distance destinations of trips particularly in the commute period and other heavy traffic periods in order to develop effective mitigation measures a sell as to design the most cost-effective transportation solutions. This is vital for both the proposed roadways within the project boundaries and the roadways in the surrounding area that will be directly impacted by changes in traffic volumes and destinations with the addition of the project. This analysis will also assist in identifying potential trips that can be made by walking and bicycling. The transportation analysis specifically cites Sunrise Boulevard, Grant Line Road, Douglas Road, and White Rock Road as roadways that would experience a potentially significant impact from traffic volumes generated by the project.
Traffic	WALKS-04	NOP	Pedestrian circulation and connectivity analysis - This is needed to maximize pedestrian access to destinations within the project, such as the proposed shopping centers, schools, and parks as well as, to marked transit stops and destinations adjacent to the project. Additionally, this will support the planning and development of destinations that maximize pedestrian access. This analysis should include an assessment of how close in walkable feet residences are to project destinations and how many shortcuts are provided to increase pedestrian walkability. We suggest that you utilize the Sacramento Metropolitan Air Quality Management District's "INDEX" model to assess pedestrian connectivity quantitatively. For information on the model, please contact Peter Christiansen at (916) 874-4886. This will assist planning and placement of street crossings to maximize pedestrian use.
Traffic	WALKS-05	NOP	Pedestrian Level of Service (Ped LOS) analysis - This analysis on roadway segments will show the variation of Ped LOS by variation in facility type. This information will help in estimating how much pedestrian demand can be met by the proposed facilities.
Traffic	WALKS-06	NOP	Bicycle Level of Service analysis - on roadway segments. This will help in estimating how much bicycle demand can be met by the proposed facilities.
Traffic	WALKS-07	NOP	The impact of additional lanes on the willingness of people to cross the roadways in question
Traffic	WALKS-08	NOP	The impact of higher speeds during the peak and off-peak on the safety of pedestrians crossing the street.
Traffic	WALKS-09	NOP	The design and location of pedestrian crossings and how this affects the distances pedestrians must walk to get to their destinations. For instance, intersections with marked crosswalks on all four sides of the intersection are preferable. When just one leg is provided, this increases the distance pedestrians must walk because they have to "backtrack". In addition, it can increase the pedestrian's exposure to traffic by requiring the pedestrian to walk across intersections they would not need to cross if they could make their crossing directly. This also leads to jay-walking since pedestrians like to walk the shortest distance between points.
Traffic	WALKS-10	NOP	The design and location of bicycle crossings as well as how the signal system responds to bicyclists should be analyzed as to its impact on the ability of bicyclists to safety and conveniently cross the roadways.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Air Quality	WALKS-11	NOP	Additional air pollution emissions generated by the additional traffic.
Air Quality	WALKS-12	NOP	Additional toxic air contaminants (diesel particulate and benzene) generated by the additional traffic.
Air Quality	WALKS-13	NOP	Additional air pollution emissions generated by the higher speeds during non-peak hours.
Air Quality	WALKS-14	NOP	Additional greenhouse-related emissions generated by the additional traffic and by the additional roadway pavement.
Air Quality	WALKS-15	NOP	Impact of additional air pollution emissions and toxic air contaminants on people walking along the roadways.
Noise	WALKS-16	NOP	Increased noise from additional vehicles including trucks.
Noise	WALKS-17	NOP	Increased noise from increased speeds of vehicles during non-peak and evening hours.
Traffic	WALKS-18	NOP	Pedestrian Crossing Improvements - Assuring the safety of pedestrians will increase the willingness of people to walk rather than drive for short trips including walking to and from shopping centers and bus stops. Pedestrian crossing improvements include: a. Signals with pedestrian count-downs so pedestrians know how much time is left to cross before the light changes. b. Pedestrian refuge islands in the median so pedestrians can be assured of refuge if they are unable to cross the entire street either because of lack of time or because of drivers turning into the pedestrian crosswalk. c. Mid-block pedestrian crossings with pedestrian activated signals to reduce the distances pedestrians must walk to s signalized intersection. d. Marked crosswalks on all four corners of intersections to enable pedestrians to walk to their destinations in the most direct manner without having to backtrack. e. Marked crosswalks with extended stop bars on all major streets. This discourages drivers from driving beyond the pedestrian crosswalk zone before stopping and thus helps protect pedestrians than the drivers may not otherwise have seen. For example, providing marked crosswalks with extended stop bars (such as are now being installed in the City of Sacramento) will cause drivers to stop before the crosswalk prior to moving into position to turn.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Traffic	WALKS-19	NOP	Pedestrian Connectivity Improvements a. Pedestrian cut-throughs to shorten the walking connections throughout the project including cut-throughs to connect interior streets to major roadways. b. Pedestrian short cuts to schools, parks, and commercial areas to give time incentives to pedestrians c. Pedestrian paths and trails that connect schools, parks and commercial areas. d. Safe Routes to Schools to encourage students to safely walk and bicycle to school including extra wide sidewalks (8') in front of schools.
Traffic	WALKS-20	NOP	Improved Pedestrian Access to Transit -- Safe, convenient pedestrian access to transit will result in more people taking transit: a. Safe street crossings (noted above) b. Pedestrian activated signals at intersections - that give pedestrians priority in crossing the street to encourage transit ridership. (Note: at the present time, pedestrians have to wait long times to cross after they have gotten off their bus.) c. Audible Signals - that support access by disabled persons. d. Continuous sidewalks or walkways will enable people who live within walking distance of transit stops to safely walk to those stops.
Traffic	WALKS-21	NOP	Pedestrian Comfort Improvements - Additional improvements such as those listed below will further enhance the pedestrian environment and encourage people to walk and not use their car for short trips. a. Add planter strips between the sidewalk and the shopping areas and provide shade trees in those strips. Shopping areas are prime destinations for short trips. This is where trees are most needed to encourage people to walk for some of their shopping trips. Shade trees will encourage pedestrian trips on hot summer days. It is not clear from the project description whether shade trees are intended for the planted areas. b. Provide benches to enable older walkers to pause and rest along their route. c. Direct routes for walkways to enable pedestrians to walk quickly to their destinations. "Meandering" sidewalks that are focused on decoration rather than transportation should be avoided or eliminated. d. Minimize sound walls on major roadways by locating land uses directly on the roadways with access roads in the rear. e. Special treatments for walkways adjacent to sound walls including plantings on both sides of wide walkways.
Traffic	WALKS-22	NOP	Speed Measures Reduction a. Signal Timing for 35 mph - Maintaining the speed at the posted speed of 35 miles per hour will reduce the number and severity of collisions with pedestrians and will encourage more pedestrians to cross the street. b. Narrower lanes - Maintaining reduced speeds through narrower lanes (10' rather than 11' and 11' rather than 12') will support increased pedestrian trips.
Traffic	WALKS-23	NOP	Transportation demand measures can reduce the peak-load traffic on Hazel Avenue through strategies that include:□a. Creation of a Rio del Oro transportation management association (TMA) to coordinate the activities of the neighborhood groups and the business community to encourage multi-modal travel.□b. Creation of a personalized marketing program to encourage walking, bicycling and transit. Personalized marketing to residents in the vicinity could increase walking and bicycling for short trips. Odyssey, a statewide nonprofit organization promoting transportation choices, has recently received a grant to pilot test a personalized marketing approach has begun pilot testing in Rancho Cordova. Our records indicate that further information is available from Petra Staats of Odyssey at (916) 448-1687 ex.304.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Air Quality	WALKS-24	NOP	Air quality related mitigation measures: 7. Traffic reduction: reducing the number of vehicles will also reduce air pollution. 8. Minimize pavement width: reducing pavement width will reduce the heat island effect of asphalt. 9. Shade trees: Providing shade trees will reduce the heat island effect of asphalt. Note-deciduous trees are preferable. 10. Speed reduction: Maintaining an even speed may also reduce air pollution emissions. Contact the Matt Barth at CE-CERT - the College of Engineering, Center for Environmental Research & Technology, University of California at Riverside for the latest information on emissions related to engine mode. He can be reached at (909) 781-5782 or barth@cert.ucr.edu.
Noise	WALKS-25	NOP	Noise related mitigation measures: 11. Signal timing - maintaining even speeds through signal timing will reduce noise. 12. Narrower travel lanes - maintaining even speeds through narrower lanes (10' rather than 11' and 11' rather than 12') will minimize noise impacts.
Betty L. Miller, IGR Coordinator, Office of Community Planning, California Department of Transportation			
Hydrology	DOT-17	NOP	After further review of the permit application, we have no comment about the potential hydrologica impacts to the State Highway System (SHS) due to loss of wetlands.
Traffic and Transportation	DOT-18	NOP	As indicated in the attached memorandum, et al, however, we are awaiting the requested traffic impact strudy and identified pertinent mitigation to address potential significant impacts of the proposed project to the SHS.
Bryan Clark, Fire Inspector II, Sacramento Metropolitan Fire District			
Public Health and Safety	SMFD-01	NOP	Applicant: It is highly recommended that specific requirements for new construction be obtained from the fire district during the planning stage of construction. Requirements for bridges, entry gates, fire hydrants and access roadways must be clearly understood. Call the Fire Prevention Bureau at (916) 942-3300 and request a design review conference. A consultation fee will apply, but could save considerable time and resources.
Public Health and Safety	SMFD-02	NOP	If there are no immediate plans for new construction or storage of combustible materials on this project, the requirements applicable to construction may be held in abeyance until such time that development occurs. It is important to not that if the property is sold, the seller of the property is encumbered to disclose the above requirements to the buyer.
Public Health and Safety	SMFD-03	NOP	1. Per planning meeting with City Planner and Sac Metro Fire District on 10/23/03, a single access into this development will not be acceptable. Alternate solutions shall be presented and approved by the Fire District prior to commencement of grading.
Public Health and Safety	SMFD-04	NOP	2. Provide approved steamer type fire hydrants for residential areas located as follows:
Public Health and Safety	SMFD-05	NOP	3. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. FIRE HYDRANT DETAIL AND FIRE DEPARTMENT NOTES SHALL BE SHOWN ON THE PLANS OR IMPROVEMENT DRAWINGS.

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Public Health and Safety	SMFD-06	NOP	4. Residential roof coverings shall not be less than Class C.
Public Health and Safety	SMFD-07	NOP	5. Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be a extended to within 150 feet of all portions of the exterior walls of the first story of any building. Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. it may not be reduced to the last two dwellings on road serving more than two dwellings.
Public Health and Safety	SMFD-08	NOP	6. When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turns around shall be provided. The fire apparatus turn around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turnaround to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel roadways.
Public Health and Safety	SMFD-09	NOP	7. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge of pavement to the same on the other side of the roadway. On private streets, marking of the fire lands per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.
Public Health and Safety	SMFD-10	NOP	8. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night.
Public Health and Safety	SMFD-11	NOP	9. Should security gates be considered for this project, the developer shall obtain a copy of the sacrament County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.
Ernie L. Teays, Land Specialist, SMUD Real Estate Services			
Utilities and Service Systems	SMUD-01	NOP	The proposed project will result in an estimated electrical demand of 76MVA. At this time it does not appear that the proposed project will have a significant impact on SMUD's ability to provide service. This development will result in the need to construct approximately 4 substations within the project area. Overhead 69kV lines will be installed to connect the future substations.
Utilities and Service Systems	SMUD-02	NOP	The applicant or other responsible parties should address the proposed design and other project related electrical facility issues through close coordination with SMUD. Coordination with SMUD should occur and any required agreements should be established prior to issuance of necessary permits or approvals for the project. The primary contact for information on SMUD facilities is Gilber Angeja at (916) 732-6257.
Florence M. LaRiviere, Chairperson			
Alternatives Development	CCCR-01	NOP	We have reviewed the public notice and strongly support the preparation of an Environmental Impact Statement (EIS) for the proposed project.

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Traffic and Transportation	CCCR-02	NOP	The Corps has determined the following potentially significant issues to be analyzed in depth during the EIS process: loss of waters of the U.S. (including wetlands), cultural resources, biological resources, hazardous material, air quality, surface and groundwater, water quality, noise, aesthetics, and socio-economics effects. We assume impacts to traffic and growth inducement will be considered as well.
Biological Resources	CCCR-03	NOP	We also hope in depth consideration will be given to the proposed mitigation as well, including the proposal to create a 93-acre in-stream detention basin, the proposal to increase the density of vernal pools within the existing upland/wetland complex, and any impacts the proposed development will have on jurisdictional waters of the U.S. that are contiguous with the project site or that are adjacent or downstream from the project site.
Gene Riddle, Project Manager, Department of Toxic Substances Control			
Hazards and Hazardous Materials	DTSC-01	NOP	1. Page 8, section E, paragraph 2 and 4 - Paragraph 2, line 7 denotes that there exists "eleven primary areas of concern," pursuant to the DTSC consent Order, at the former McDonnell Douglas rocket testing facility. Each of these areas should be specifically denoted by name because they are being addressed as separate operating units (OUs) for investigations and remediation purposes by DTSC and the Regional Water Quality Control Board (RWQCB).
Hazards and Hazardous Materials	DTSC-02	NOP	Same section and page, paragraph 2, line 9 - Please strike the word "contaminated" and add the words "containing contaminated soil and groundwater" after the word "areas." This is to clarify the purpose of DTSC's Order.
Hazards and Hazardous Materials	DTSC-03	NOP	Same section and page, paragraph 4, line 2 - The writer refers to "all ten areas of concern," even though paragraph 2 pertains to 11 areas of concern. Please denote these areas separately and explain the difference for clarity.
Hazards and Hazardous Materials	DTSC-04	NOP	Same section, page and paragraph, line 4 - Please add the words "soil in" after the word "that" and before the word "two." This clarifies that soil only has been determined to be clean. However, groundwater is contaminated beneath these two OUs and must be addressed.
Hazards and Hazardous Materials	DTSC-05	NOP	2. Page 17, section VII, last paragraph, line 4 - Please add the word "perchlorate" between the words "contain" and "trichloroethene" for chemicals found in soil and groundwater at the site. Perchlorate is the most prevalent chemical of concern at the site and therefore, must be denoted. It is a solid rocket propellant chemical and contains associated health risks via human exposure.
Hazards and Hazardous Materials	DTSC-06	NOP	Page 18, section VII, paragraph 3 (c), line 2 - Please add the word "perchlorate" after the word "Currently" and before the word "volatile" for the same reason as in comment 2.
Hazards and Hazardous Materials	DTSC-07	NOP	Page 18, section VII, paragraph 4 (d), line 1 - Please denote that the site is a State of California listed hazardous waste site, denoted as the former McDonnell Douglas site (Government Code 65962.5 not withstanding).
Hazards and Hazardous Materials	DTSC-08	NOP	Page 20, section VIII, paragraph 1 (b), line 1 - Approximately 75% of the groundwater at the site contains various contaminants that cause concern for human health and the environment through exposure pathways. Therefore, "groundwater resources or wells" will be restricted under DTSC land use covenants. Please strike the entire first sentence of this paragraph. The only well installation accesses allowed under the Deed Restriction will be for extraction for water treatment, monitoring contamination, water levels, and remediation performance. This will be denoted in the land use covenant by DTSC. Any well installation will require approved by DTSC.

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Hazards and Hazardous Materials	DTSC-09	NOP	Figure 2, Land Use Summary (proposed land use designations) - This map clearly denotes the proposed land uses of the Rio del Oro project. However, another map at the same scale should be included displaying all the OUs for investigation and or remediation. It is estimated that the soil alone will take another six years. It must be clear to the public that the site soil and groundwater contamination must be addressed via remediation prior to the Rio del Oro development.
Jeff Atteberry, P.E., County Sanitation District 1			
Land Use	CSD1-01	NOP	Annexation to CSD-1 and SRCSD
Utilities and Service Systems	CSD1-02	NOP	The need for an updated and detailed sewer study to assist the development of improved plans (CSD-1 has approved a conceptual sewer study for Rio del Oro, which adequately addressed the capacity requirements of the project)
Utilities and Service Systems	CSD1-03	NOP	Expansion of collector, trunks and interceptor sewer lines
Utilities and Service Systems	CSD1-04	NOP	Location and sizing of facilities
Utilities and Service Systems	CSD1-05	NOP	Interim and ultimate facilities
Utilities and Service Systems	CSD1-06	NOP	Ability to construct the Aerojet Interceptor AJ-4 in Sunrise Boulevard
Utilities and Service Systems	CSD1-07	NOP	The developer and engineer for the project are working closely with CSD-1 and SRCSD. The Laguna Creek and Aerojet Interceptors will ultimately serve the project. These interceptors will not be constructed until development of the project and the Sunrise Douglas Community projects to the south produce sufficient flow to operate the interceptors without creating maintenance problems. Therefore interim facilities will be needed for initial development.
Utilities and Service Systems	CSD1-08	NOP	All except the northwest corner of the project lies within the AJ Douglas - White Rock Trunk Shed of the CSD-1 Master Plan. The northeast corner lies within the AJ Aerojet Trunk Shed. The Master Plan of these trunk sheds proposes approximate locations of the future trunk and interceptor sewer lines. After review of the Land Use Summary included in the NOP EIR/EIS we anticipate the possible need for a revision and update to our Master Plans. This issue can be determined after review and approval of a final sewer study.
Jeff Clark, Senior Civil Engineer, City of Rancho Cordova Transportation Planning Section			
Land Use	RCTPS-01	NOP	The proposed land use plan for the Aerojet Property should be included in the cumulative - no project base condition. An application has been filed with the County of Sacramento so this must be considered a known project.

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Land Use	RCTPS-02	NOP	The proposed land use plan for the SunRidge II Specific Plan should be included in the cumulative - no project base condition.
Traffic	RCTPS-03	NOP	The traffic study should coordinate with the County of Sacramento Mobility Strategies for County Corridors study. The study is in the process of identifying strategies to aid in the reduction of congestion in 11 major corridors in the County. This includes Sunrise Boulevard from U.S. Highway 50 to Douglas Road. The Rio Del Oro Specific Plan should acknowledge the options and not eliminate options through land use actions.
Traffic	RCTPS-04	NOP	The traffic study should coordinate with the Sacramento Area Council of Governments Elk Grove-Rancho Cordova-El Dorado connector study.
Jeff Pulverman, Chief Office of Regional Planning, Department of Transportation, District 3-Sacramento Area Office			
Traffic	DOT-01	NOP	The project provides a tremendous opportunity to develop a community within the urban area exemplifying livable community values and concepts, minimizing travel through a significant jobs to housing ration, and encouraging g alternatives to the single occupant vehicle. However, the project faces major traffic challenges, which must be addressed so as not to exacerbate existing and projected unacceptable traffic levels of service eon local and State facilities
Traffic	DOT-02	NOP	The Traffic Impact Study (TIS) to be prepared for this project should address potential traffic impacts to Highway 50, State Route (SR) 16 and each route's intersections and interchanges with the local street system. The TIS should specifically provide a Level of Service (LOS) analysis for the Highway 50 mainline and Hazel Avenue, Sunrise Boulevard and Zinfandel Interchanges (including freeway ramps and ram terminal intersections). The TIS should also specifically address SR16 and the intersections of SR16 with Sunrise Boulevard and Grant Line Road. A "Guide for the Preparation of Traffic Impact Studies" can be obtained from the following website: http://www.dot.ca.gov/hq/traffops/develpserv/operationalsystems/.
Traffic	DOT-03	NOP	The TIS should incorporate the following scenarios - Existing conditions without the project - Existing conditions plus the project - Cumulative conditions (without the project) - Cumulative conditions (with project build-out)
Traffic	DOT-04	NOP	A merge/diverge analysis should be performed for SR50 freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis of each route should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should be used a s a guide for the traffic study.
Traffic	DOT-05	NOP	Mitigation Measures should be identified where the project would have a significant impact. Caltrans considers the following to be "significant impacts": - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway. - Vehicle queues at intersections that exceed existing lane storage. - Project traffic impacts that cause the freeway or intersection LOS to deteriorate below LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

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Traffic	DOT-06	NOP	Possible mitigation measures to consider include: - Widening interchange ramps to increase capacity. - Modifying ramp terminal intersections. - Adding auxiliary lanes between interchanges. - Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations. - Construction of the SR50/Alta Sunrise Interchange and connector to the International Drive Extension.
Traffic	DOT-07	NOP	The analysis of future traffic impacts should be based on a 20 year planning horizon.
Traffic	DOT-08	NOP	Future transportation systems assumed for cumulative conditions should include those improvements which are included in the Sacramento Area Council of Governments' "Metropolitan Transportation Plan for 2025".
Traffic	DOT-09	NOP	The Rio Del Oro Project should be coordinated with and consider the Sacramento Area Council of Government's Elk Grove - Rancho Cordova - El Dorado Corridor Connector Planning Study currently underway.
Hydrology	DOT-10	NOP	The proposed project EIR should assess whether this development will affect any of the three major drainage courses near SR16: Morrison Creek, Frye Creek and Laguna Creek. Minor drainage facilities along sSR16 may also be impacted between Sunrise Boulevard and Grant Line Road. The DEIR should address the potential impacts of the proposed project on the highway bridges. Please provide complete hydrologic analysis to Caltrans for our review. The analysis should evaluate the change in stage, discharge, and velocity through the SR16 bridges. Chapter 820 of the Caltrans Highway Design Manual should be used as guidelines for this analysis.
Traffic	DOT-11	NOP	Public Resources Code Sections 21081.4, 21081.6, and 21081.7 mandate that lead agencies under CEQA provide the California Department of Transportation with information on transportation related mitigation monitoring measures for projects that are of statewide, regional, or area wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal of the required reports. This project under review has impacts that are of regional or area wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed.
Traffic	DOT-12	NOP	In developing residential subdivisions we support efforts to look beyond the pavement to the role that streets and roads play in enhancing communities and the natural environment. Some jurisdictions propose traffic calming elements to improve safety, enhance pedestrian and bicycle facilities and control speed. We support expanded facilities for alternative travel modes that could help reduce vehicular trips in this developing area.
Traffic	DOT-13	NOP	We encourage the City to incorporate circulation strategies within the specific plan area that enhances alternative transportation and reduces reliance on the use of single occupant vehicles (i.e., provide streetscape designs that reduce barriers, provide transit facilities, extend bicycle lane networks, etc.).
Traffic	DOT-14	NOP	Caltrans supports the integration of new housing units in communities with shops, employment, education and recreation sites with transit access and non-motorized transportation infrastructure to reduce reliance on automobile trips.

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Traffic	DOT-15	NOP	Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking/biking distance of each other.
Traffic	DOT-16	NOP	The design and circulation network for the project should be planned to encourage and facilitate the use of alternative transportation modes, including bicycles, transit, and pedestrian travel.
Larry L. Eng, Ph.D., Deputy Regional Manager, California Department of Fish and Game			
Biological Resources	DFG-01	NOP	1. The project's impact upon fish and wildlife and their habitat.
Biological Resources	DFG-02	NOP	2. The project's impact upon significant habitat such as wetlands including vernal pools and riparian areas. The project should be designed so that impacts to wetlands are avoided. Mitigation should be provided for unavoidable impacts based upon the concept of no net loss of wetland habitat values or acreage.
Biological Resources	DFG-03	NOP	3. The project's impact to special status species including species which are state and federal listed as threatened and endangered.
Biological Resources	DFG-04	NOP	4. The project's growth inducing and cumulative impacts upon fish, wildlife, water quality and vegetative resources.
Alternatives Analysis	DFG-05	NOP	5. The DEIR should provide an analysis of specific alternatives which reduce impacts to fish, wildlife, water quality, and vegetative resources.
Land Use	DFG-06	NOP	6. The DEIR should contain an evaluation of the proposed projects consistency with the applicable and use plans, such as General Plans, Specific Plans, Watershed Master Plans, Habitat Conservation Plans, etc. for the area
Biological Resources	DFG-07	NOP	The DEIR should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the DFG under section 1600 et seq. of the Fish and Game Code. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and watercourses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that: Divert, obstruct, or change the natural flow or the bed, channel or bank of any river, stream, or lake; Use material from a streambed; or Result in the disposal or deposition of debris, waste, or other material where it may pass into any river stream, or lake.
Biological Resources	DFG-08	NOP	In the event implementation of the proposed project involves such activities and those activities will result in reasonably foreseeable substantial adverse effects on fish or wildlife, a Lake or Streambed Alteration Agreement (LSAA) will be required by the DFG.
Biological Resources	DFG-09	NOP	6. Protection and maintenance of the riparian, wetland, stream or lake systems to ensure a "no-net-loss" of habitat value and acreage. Vegetation removal should not exceed the minimum necessary to complete operations.

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Biological Resources	DFG-10	NOP	7. Provisions for the protection of fish and wildlife resources at risk that consider various life stages, maintain migration and dispersal corridors, and protect essential breeding (i.e., spawning, nesting) habitats.
Biological Resources	DFG-11	NOP	8. Delineation of buffers along streams and wetlands to provided adequate protection to the aquatic resource. No grading or construction activities should be allowed within these buffers.
Hydrology	DFG-12	NOP	9. Placement of construction materials, spoils or fill, so that they cannot be washed into a stream or lake.
Hydrology	DFG-13	NOP	10. Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc., to prevent downstream sedimentation and pollution.
Biological Resources	DFG-14	NOP	11. Restoration plans must include performance standards such as the types of vegetation to be used, the timing of implementation, and contingency plans if the replanting is not successful. Restoration of disturbed areas should utilize native vegetation.
Biological Resources	DFG-15	NOP	Finally, in the event implementation of the proposed project will involve activities and impacts requiring a LSAA, please contact the Sacramento Valley-Central Sierra Region for a notification packet and fee schedule for a LSAA.
Biological Resources	DFG-16	NOP	This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.
Mitchell S. Dion, Manager Northern Division, California-American Water Company			
Water Quality	Cal-AM1	NOP	Hydrology and Water Quality - We support the findings of "Potentially Significant Impact." Currently, California American Water owns and operates three wells and a water distribution system in Security Park, which is fully surrounded by this development. While Security Park is not part of this project development, water production for this project may influence current production. Given the extensive groundwater contamination in the area, available groundwater may be very limited. Changes to existing withdraw and recharges must be carefully addressed to protect this resource.
Utilities and Service Systems	Cal-AM3	NOP	Given limited water availability in the region, consideration of a wastewater treatment/reclamation facility should be considered to reduce water demand and augment the recharge of groundwater. This expense should not be borne solely by this project, but the open spaces provided in this project provide opportunity for recharge by injection and irrigation with reclaimed and stormwater runoff. The potential to do this should be incorporated into this project EIR.

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Mitchell S. Dion,, Manager Northern Division, California-American Water Company			
Utilities and Service Systems	Cal-AM2	NOP	Utilities and Service Systems - We support the findings of "Potentially Significant Impact." California American Water has an existing franchise of nearly 2,000 acres, which includes a large portion of this project. To meet our existing customer needs and plan for a reliable water supply for the Rio Del Oro area in the future, California American Water has planned and is initiating a water supply project to utilize conjunctive use main principles for leveraging ground and surface water supplies. The focal point is a transmission line to move water into areas where groundwater contamination is present. Water supply for this project and others in this area, outside of California American Water franchise area, is dependent upon remediated groundwater being discharged to surface sources and future treatment plant construction. The delivery of the water under that scenario may be considered conditional based upon many factors. Alternative plans should be pursued in parallel to ensure water is available for this entire project.
Peter Christensen, Mobile Source Division, Sacramento Metropolitan Air Quality Management District			
Air Quality	SMAQMD-01	NOP	SMAQMD recommends that the URBEMIS 2002 model be used for analysis of the operational and construction related ozone precursor (ROG and Nox) emissions from the project. Any alternative analysis methods should be reviewed by SMAQMD staff prior to use.
Air Quality	SMAQMD-02	NOP	The project applicant should begin the preparation of an air quality plan in compliance with General Plan Policy AQ-15, to reduce operational emissions by a minimum of 15 percent. Preparation of the plan as early as possible is essential to provide the maximum flexibility in the potential measures available for implementation.
Air Quality	SMAQMD-03	NOP	SMAQMD expects that construction related Nox emission will exceed the adopted CEQA threshold of significance. Therefore, we recommend that the SMAQMD standard construction mitigation be included as a mitigation measure in the DEIR. Recommended mitigation language can be found at www.airquality.org.
Traffic	SMAQMD-04	NOP	A County Service Area (CSA-10) has been established to provide "extended transportation services" for the Villages of Zinfandel project, and work is underway to include the SunRidge Specific Plan area as a benefit zone under CSA-10. We recommend that Rio Del Oro also participate as a benefit zone under CSA-10, and initiate the appropriate engineering study for CSA inclusion. CSA participation should be included as a mitigation measure in the DEIR.
Traffic	SMAQMD-05	NOP	We recommend that the financing plan for Rio Del Oro include a provision for financial support of at leas one new grade separated bicycle/pedestrian connection from the project to the Folsom South canal off-street bicycle trail. The Folsom South Canal represents a unique opportunity to take advantage of an existing resource to reduce emission by encouraging bicycling and walking.
Traffic	SMAQMD-06	NOP	We recommend that the DEIR include an analysis of the potential for traffic calming measures such as traffic lane width reductions, curb bulbs, traffic circles, and other measures that can reduce traffic speed and provide a transportation system that encourages bicycling and walking.
Rich Blackmarr, Senior Planner, City of Sacramento Department of County Engineering and Administration, Infrastructure Finance Section			
Land Use / Socioeconomics	IFS-01	NOP	As is appropriate to a development project of this scale, the NOP on page 7 suggests that a Public Facilities Financing Plan (PFFP) will be prepared for Rio Del Oro. Given Rio Del Oro's location between the rest of the Gencorp property to the north and the Sunrise Douglas Community Plan to the south and east, the Rio Del Oro PFFP should address the coordination of infrastructure financing between developments in these areas and Rio Del Oro, as well as facilitating linkages to the balance of Rancho Cordova and Mather Field to the west.

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Traffic	IFS-02	NOP	The overriding concern is that IFS has regarding the Rio Del Oro project is with implementing circulation linkages with Highway 50. Accomplishing this is indicated as one of the Project Objectives ("Facilitate the implementation of regional transportation circulation linkages, especially Jaeger Road and Americanos Boulevard, from the project site north to Highway 50. The following points explain further some of the issues that need to be addressed in Rio Del Oro to assure that this is achieved.
Traffic	IFS-03	NOP	A conceptual alignment plan prepared with the participation of Aerojet-Gencorp is needed to show how the northward extension of Sunridges Jaeger Road and Americanos Boulevard as proposed by Rio Del Oro will achieve linkages further to the north from White Rock Road to Highway 50.
Traffic	IFS-04	NOP	The traffic analysis for the Rio Del Oro project should be consistent with a consensus circulation plan for the Gencorp property including its recent proposal for the Easton development in unincorporated Sacramento County.
Traffic	IFS-05	NOP	Severe existing and projected traffic congestion on Sunrise Boulevard resulted in the imposition of development phasing requirements on the Sunridge Specific Plan area (Zoning Condition [a]12) calling for the early construction of the Sunrise Boulevard reliever thoroughfare and Hwy. 50 interchange. This condition allows the recording of no more than 6,500 residential lots in Sunridge before at least 2 continuous traffic lanes of this or an equivalent reliever thoroughfare are constructed.
Traffic	IFS-06	NOP	Coordination with the Sunridge phasing is needed for any development phasing requirements relative to Hwy. 50 links that are proposed for Rio Del Oro.
Traffic	IFS-07	NOP	Because construction financing for the Sunrise Boulevard reliever thoroughfare is not yet assured, but the facility needs to be constructed almost as soon as development is expected to begin in either Rio Del Oro or the Sunrise Douglas 2 Specific Plan, the Rio Del Oro PFFP needs to consider possible provision of Mello-Roos bond financing of the Sunrise reliever thoroughfare.
Traffic	IFS-08	NOP	The City should consider requiring the dedication of these major road rights-of-way (with provision of any appropriate fee program credits) at the time of any project approval for Rio Del Oro. If for some reason this is not possible for the DTSC Consent Order portion of the project, it appears that the combination of the proposed Rio Del Oro Parkway arterial connection from Sunrise Boulevard and the Jaeger Road extension to the north lies within the Elliott Homes portion of the project and would allow for construction to White Rock Road of a reliever facility that complies with the intent of the Sunridge zoning condition.
Traffic	IFS-09	NOP	The Rio Del Oro proposal to align Americanos Boulevard through the easterly interior of the project is inconsistent with the arterial alignment approved with the Sunridge Specific Plan, which is along the eastern boundary of Rio Del Oro. At a minimum, this needs to be considered prior to City approval of North Douglas #1 (RC 03-002) and other tentative subdivision maps that may be submitted in the northern panhandle of the Sunridge Specific Plan area.
Traffic	IFS-10	NOP	In order to facilitate the ongoing financing of transportation demand management (TDM) or trip reduction services in Rio Del Oro, the City may wish to request that the area be annexed to County Service Area No. 10, which was formed to provide services in the Villages of Zinfandel, Sunridge, and Mather Field developments.

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Sandy Hesnard, Aviation Environmental Planner, Department of Transportation, Division of Aeronautics			
Land Use / Noise	DOTA-01	NOP	CEQA, Public Resources Code Section 21096, requires using the Department's Airport Land Use Planning Handbook (Handbook) as a resource in the preparation of environmental documents for projects within an airport land use compatibility plan boundaries or if such a plan has not been adopted, within two nautical miles of an airport. The Handbook is a resource that should be applied to all public use airports. The Handbook is published on-line at http://www.dot.ca.gov/hq/planning/-aeronaut/htmfile/landuse.php. The project site will be subject to aircraft overflights and subsequent aircraft-related noise and safety impacts. These issues must be thoroughly addressed in the DEIR.
Land Use	DOTA-02	NOP	Another consideration is the recently enacted legislation AB 2776, which amended Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4. and 1353 of the Civil Code, relating to aviation. This bill changed buyer notification requirements for lands around airports. According to the new law, any person who intends to offer land for sale or lease within an airport influence area is required to disclose that fact to the person buying the property.
Noise	DOTA-03	NOP	According to the May 1997 Mather Airport Comprehensive Land Use Plan (CLUP), the 60 to 70 decibel (dB) Community Noise Equivalent Level (CNEL) contours for Mather Airport extend over portions of the project site. Residential development is generally considered to be incompatible within the 65 dB and greater CNEL contour in an urban environment. Due to lower background noise levels in the vicinity of the project site and the proximity of the site to the ends of the aforementioned Mather Airport runways, consideration should also be given to restriction residential uses from within the 60 dB CNEL.
Noise	DOTA-04	NOP	Mather supports nighttime cargo operations and plans to increase these operations. As discussed on pg. 23 of the NOP, the future plans for Mather Airport include expansion of commercial cargo use. Future plans also include possible runway extensions, realignments and changes to the airport traffic patterns. Mather Airport routinely receives noise complaints from existing residential as far as El Dorado Hills and Cameron Park.
Land Use	DOTA-05	NOP	In accordance with Public Utilities Code (PUC) Section 21676, local General Plans and any amendments must be consistent with the adopted airport land use compatibility plans developed by the Sacramento Airport Land Use Commission (ALUC). This requirement is necessary to ensure that policies and recommendations for noise impact assessment and land use densities are appropriate, given the nature of airport operations. The project is subject to review by the Sacramento County ALUC, which is represented by the Sacramento Area Council of Governments (SACOG). In addition to submitting the proposal to the ALUC, it should also be coordinated with airport staff to ensure that the proposal will be compatible with future as well as existing airport operations.
Land Use / Noise	DOTA-06	NOP	Much of the site also falls within the County of Sacramento Mather Airport Policy Area (MAPA). MAPA was crated to increase the awareness of future residents of their possible exposure to aircraft operations; to limit the potential for conflict between the airport and adjacent communities; and, to protect future airport development and aircraft operations flexibility "beyond that obtainable solely by relying upon the noise and safety land use guidelines contained in the Comprehensive Land Use Plan." MAPA policy prohibits new residential development within the 60 dB CNEL contour or the two "fins" identified as "A" and "B" in Exhibit 1 of MAPA.
Noise	DOTA-07	NOP	Several of the proposed school sites may be within two miles of an existing runway for Mather Airport. Education code section 17215 requires a school site evaluation by the Division of Aeronautics for a school site proposed within two miles of an airport runway. California Code of Regulations, Title 21, Section 3570 describes criteria that the Department uses to evaluate a proposed school site. The DEIR should address this matter as well as proximity of the school sites to any of the existing or proposed runway alignments.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Land Use	DOTA-08	NOP	Depending on structural heights, the Federal Aviation Administration (FAA) pursuant to Federal Aviation Regulations Part 77 may require submission of a Notice of Proposed Construction or Alteration (Form 7460-1). For further technical information, please refer to the FAA's web site at http://www1.faa.gov/ats/ata/ATA400/oeaaa.html. This should be thoroughly addressed in the DEIR.
Biological Resources	DOTA-09	NOP	Land use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife-aircraft collisions. The Federal Aviation Administration (FAA) recommends that landfills, wastewater treatment facilities, surface mining, wetlands and other uses that have the potential to attract wildlife, be restricted in the vicinity of an airport. FAA Advisory Circular (AC150/5200-33) entitled "Hazardous Wildlife Attractants on or Near Airports" and AC 150/5200-34 entitled "Construction or Establishment of Landfills Near Public Airports" addresses these issues. These advisory circulars can be accessed at http://www1.faa.gov/arp/150acs.cfm#Airport Safety. For further technical information, please refer to the FAA's web site at http://wildlife-mitigation.tc.faa.gov/public_html/index.html. For additional information concerning wildlife damage management, you may wish to contact Patrick L. Smith, United States Department of Agriculture, Wildlife Services, at (916) 979-2675.
Land Use	DOTA-10	NOP	The need for compatible and safe land uses near airports in California is both a local and a state issue. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future. Airport land use commissions and airport land use compatibility plans, however, are key to protecting an airport and the people residing and working in the vicinity of an airport.
Sterling Sorenson, Water Resources Engineering Associate, Department of Water Resources			
Utilities and Service Systems	DWR-01	NOP	The California Code of Regulations, Title 23, Waters, requires a hydraulic analysis be submitted to The Reclamation Board for any project that modifies any waterway when said analysis shows increased peak flows downstream of the proposed project and when said increased flows could compromise an adopted plan of flood control over which the Board has jurisdiction and exercises their authority. Proposals for mitigation shall be submitted along with any hydraulic analysis of a project when an adverse hydraulic impact is identified.
T.L. Abney, Captain Commander, Department of California Highway Patrol			
Traffic	CHP-01	NOP	We recently completed our review of the Notice of Preparation for the Rio del Oro Draft Environmental Impact Report (EIR) SCH #2003122057. We have significant concerns with the overall impact of the development on the services that we are required to provide. Specifically, the increase of over 7,000 residential housing units and corresponding population increase will have a substantial impact on the unincorporated roadways in the surrounding area as well as on United States Route 50 (US-50). As you are undoubtedly aware, we are the agency with patrol jurisdiction on the aforementioned roadways.
Traffic	CHP-02	NOP	Currently US-50 is impacted by the high growth population increases in the Folsom and El Dorado Hills areas. Many commuters travel into Sacramento each day from these areas which results in in heavy congestion for both westbound and eastbound traffic. In addition, the tremendous growth in the Elk Grove and Galt areas is forcing some residents in the southern portion of the county to bypass the overcrowded freeways and drive on county roadways, such as Grantline Road and Whiterock Road. Thus, we continue to experience an increase in traffic fatalities on the unincorporated roadways which is directly attributed to motorists by-passing US-50 for other alternative county road routes. This particular new development being planned in the Rancho Cordova area will only exasperate the current existing conditions.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Public Health and Safety	CHP-03	NOP	Assuming that this development moves forward, our office, the South Sacramento Area California Highway Patrol, will need a minimum uniformed personnel staffing increase of eight to ten officers, one sergent, and one clerical person. This will be necessary to handle the additional traffic collisions, arrests, and motorists services due to the increase in traffic on the surrounding roadways. As you are well aware, during these tight budgetary times with challenging fiscal constraints, the State of California is not afforded the luxury of funding these positions. Therefore, it is our recommendation and request that the developers responsible for this project be required to ensure funding for these positions. This may be accomplished by the developers contacting their local Legislators, members of the California State Senate and California State Assembly, and specifically requesting these positions be funded to ensure we may continue to provide the aforementioned services.
Taiwo Jaiyeoba, Real Estate Administrator, Sacramento Regional Transit District			
Traffic	SRTD-01	NOP	It is recommended that the developer meet with Regional Transit Staff and City of Rancho Cordova staff to consider how this project may be planned to maximize transit service opportunities.
Traffic	SRTD-02	NOP	Items to address include how bus and light rail might serve the project. Consideration should be given to provision of a transit center, bus stops, bus shelters, street patterns, land uses and other transit supportive elements
Traffic	SRTD-03	NOP	Mitigation of anticipated environmental impacts might be accomplished through good transit planning.
Tim Vendlinski, Manager, Wetlands Regulatory Office			
Biological Resources	EPA-01	NOP	EPA concurs with the Corps regarding the need for an EIS. At this time, we object to the project as proposed and recommend denial of the permit until the applicant assesses the impacts to waters as a result of the proposed project and demonstrates compliance with the Guidelines.
Alternatives Development	EPA-02	NOP	EPA supports the Corps' decision to evaluate the environmental impacts and demonstrate compliance with the Guidelines associated with the complete buildout of the 3,828-acre master planned community. It is our understanding, an alternatives analysis for the proposed project and compliance with the Guidelines will be presented in the EIS.
Biological Resources	EPA-03	NOP	The Guidelines are written hierarchically to ensure that utmost efforts are made to achieve the objective of the Clean Water Act to eliminate all discharges of pollutants into the nation's waters. Compensatory mitigation should only be used to offset unavoidable impacts. EPA will generally not judge the appropriateness of compensatory mitigation until the least environmentally damaging practicable alternative has been identified.

NOP Response to Comments - Written Comments Recieved

Issue	Comment Code	Scoping Period	Comment
Biological Resources	EPA-04	NOP	To ensure long term viability of the avoidance and preserve areas, a perpetual land management strategy is necessary. This strategy includes identifying and protecting all lands in a master planned community upfront through conservation easements, adaptive management practices, best management practices, educational outreach and law enforcement programs. If the proposed project is authorized, we request the following elements are incorporated before any development is allowed to proceed: 1) establish a fully-funded endowment to provide for maintenance and monitoring of onsite and offsite mitigation, preservation and avoidance areas in perpetuity; 2) designate a third-party conservation entity for the approval by the Corps and EPA to hold the required conservation easements and function as land steward; 3) in conjunction with the Corps and EPA, develop permanent conservation easements for the set-aside lands, and record them as conservation areas using distinct parcel numbers to distinguish them from the rest of Rio del Oro development; and 4) provide copies of the recorded documents to the Corps no later than 30 days prior to the start of construction of any activities authorized by these permits.
Biological Resources	EPA-05	NOP	The applicant has failed to demonstrate compliance with the Guidelines. We recommend denial of the permit until the aforementioned regulatory issues are addressed. We are willing to work with your staff and the applicant to reach resolution.

Appendix A

Notice of Preparation
(December 12, 2003 – January 11, 2004)

NOTICE OF PREPARATION

DATE: **December 12, 2003**

TO: **Responsible Agencies, Organizations and Interested Parties**

LEAD AGENCY: **City of Rancho Cordova**
Contact: Hilary Anderson
3121 Gold Canal Drive
Rancho Cordova, CA 95670

SUBJECT: **Environmental Impact Report for the Rio del Oro project.**

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cordova (as Lead Agency) intends to prepare a "joint" Environmental Impact Report (EIR), and Environmental Impact Statement (EIS), consistent with Article 14, Sections 15220 and 15222, of the CEQA Guidelines, for the Rio del Oro project. The City will be the lead agency for compliance with the California Environmental Quality Act ("CEQA") and the U.S. Army Corps of Engineers ("Corps") will be the lead agency for compliance with the National Environmental Policy Act ("NEPA").

In accordance with Section 15082 of the CEQA Guidelines, the City of Rancho Cordova has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the City of Rancho Cordova. An Initial Study, attached hereto, has been prepared pursuant to CEQA Guidelines Section 15063, which identifies the anticipated environmental effects of the project. The Initial Study satisfies the City's obligation under CEQA Guidelines section 15082, subdivision (a)(1)(C), to identify the "probable environmental effects of the project."

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The City of Rancho Cordova welcomes public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

PUBLIC MEETING
A Public Scoping Meeting will be held in the Rancho Cordova City Hall
(3121 Gold Canal Drive, Rancho Cordova)
During the month of January or February 2004
A notice of the meeting will be sent once a date has been determined.

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

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

The comment period closes on **February 12, 2004**

A. PROJECT LOCATION AND CURRENT USE

The Rio del Oro project area consists of approximately 3,828.5-acres, which is located in eastern Sacramento County (see **Figure 1**, Project Location Map). The property is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard. The site is located south of Interstate Highway 50, within the City of Rancho Cordova. The property currently carries General Plan designations of Intensive Industrial, Extensive Industrial and Extensive Industrial with Aggregate Resource Overlay. As part of the project, the General Plan designations will be changed to Low Density Residential, Medium Density Residential, Commercial and Office, Intensive Industrial, Public/Quasi Public, and Open Space and Recreation. The current zoning designations of the project site is SPA (AG-80) Agriculture – 80-acre min., SPA (M-2) Heavy Industrial, SPA (IR) Industrial Reserve, and M-2 Heavy Industrial.

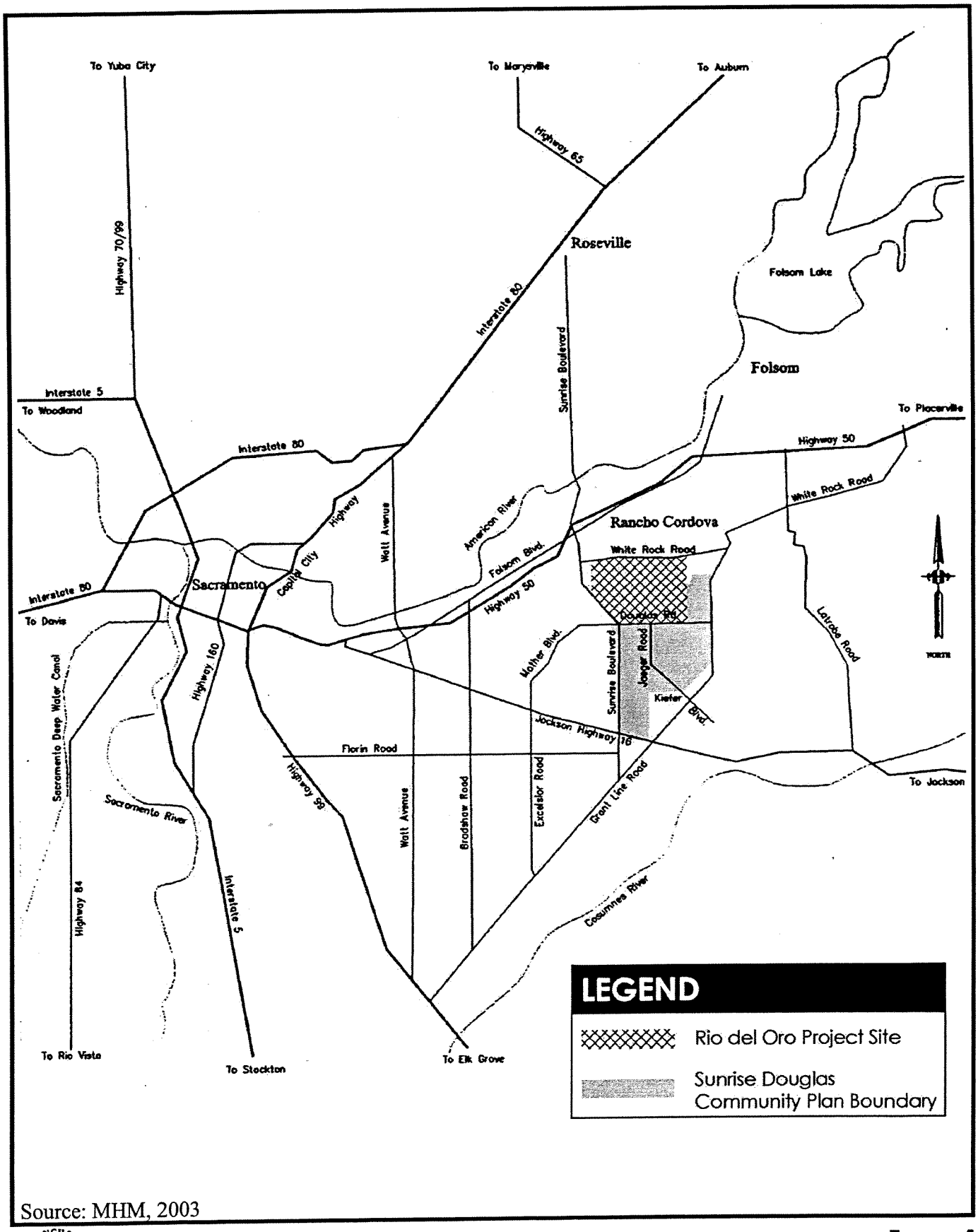
B. PROJECT OBJECTIVES

The following are objectives of the proposed Rio del Oro project:

- Conform the Urban Policy Area boundary to past land use decisions which already designated the property for urban development.
- Provide a mixed-use master-planned community, which includes employment generating uses, retail and support services, recreation opportunities, and a broad range of housing types with particular emphasis on affordability and proximity to jobs and services.
- Provide a ready source of housing, affordable to a broad range of income levels and in close proximity to the major job generating centers along the Highway 50 corridor.
- Facilitate the implementation of regional transportation circulation linkages, especially Jaeger Road and Americanos Boulevard, from the project site north to Highway 50.
- Achieve an economically viable reuse of a prior industrial site.
- Convert land from an existing urban use designation, which is in oversupply (i.e. industrial) to that which is in need, especially along the US 50 corridor (i.e. residential, mixed-use).
- Contribute to the economic development of the City of Rancho Cordova and the greater Sacramento region.

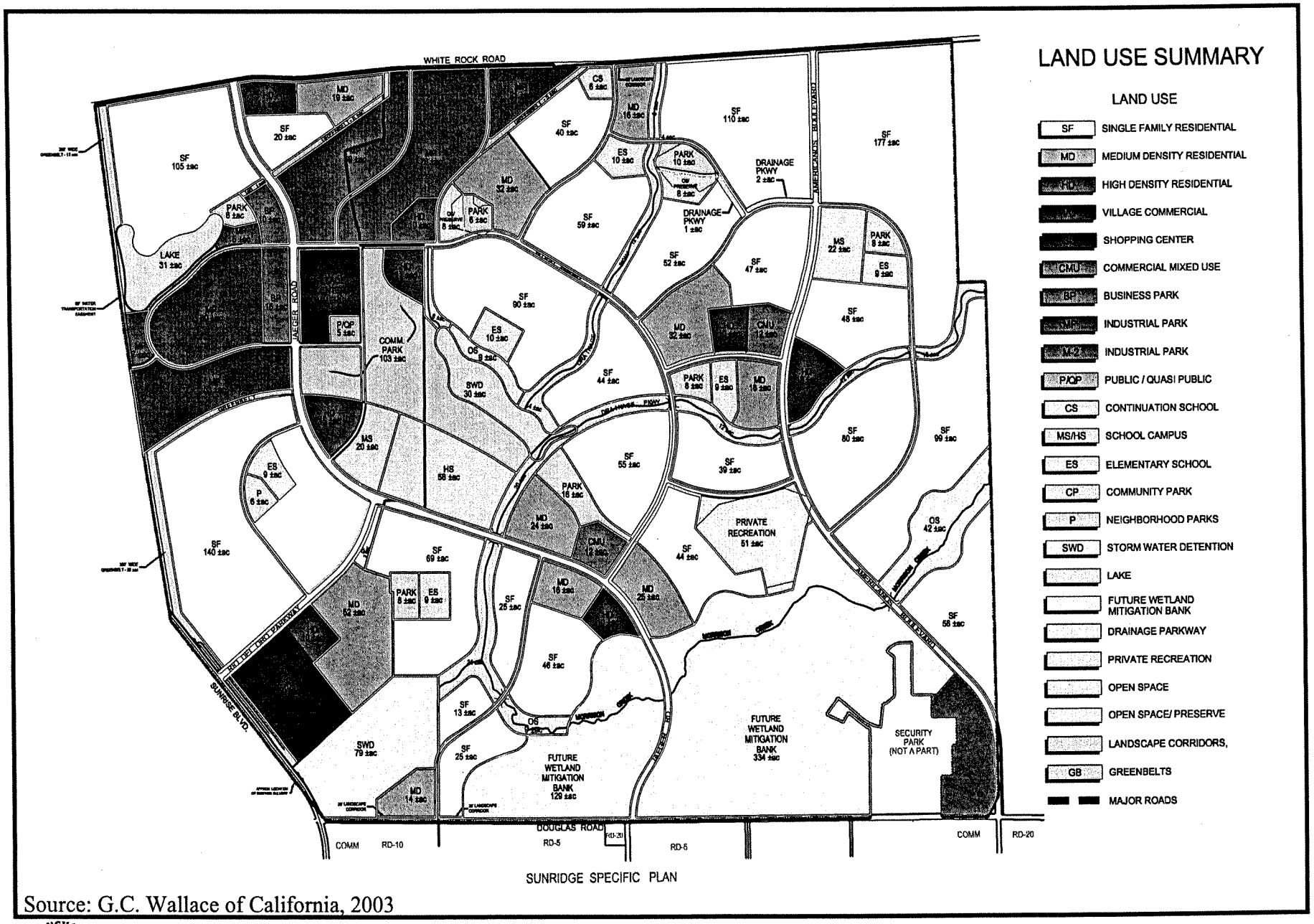
C. PROJECT CHARACTERISTICS

The Rio del Oro project consists of approximately 3,828.5 total acres (see **Figure 2**, Proposed Land Use Map). **Table 1** illustrates the proposed land use categories, the associated acreage and the approximate amount of residential units anticipated for each land use designation.



Source: MHM, 2003

FIGURE 1
RIO DEL ORO
PROJECT LOCATION MAP



SUNRIDGE SPECIFIC PLAN

Source: G.C. Wallace of California, 2003

FIGURE 2

PROPOSED LAND USE DESIGNATIONS

TABLE 1
PROPOSED LAND USES

Land Use	Acres	Units
Single Family Residential	1,546	7,730
Medium Density Residential	248	1,984
High Density Residential	95	1,900
Village Commercial	30	--
Shopping Center	50	--
Commercial Mixed Use	24	--
Business Park	26	--
Industrial Office Park	281	--
Industrial Park	36	--
Public	5	--
High School/Middle School	100	--
Continuation School	6	--
Elementary School	56	--
Community Park	103	--
Neighborhood Parks	68	--
Storm Water Detention	109	--
Lake/Open Space	31	--
Future Wetland Mitigation Bank	463	--
Drainage Parkway	122	--
Private Recreation	51	--
Open Space	60	--
Open Space Preserve	16	--
Landscaping	50	--
Greenbelts	49	--
Major Roads	203.5	--
Totals	**3828.5**	**11,614**

Residential

As indicated in **Table 1**, the proposed Rio del Oro project provides for the construction of approximately 11,614 dwelling units in three residential land use classifications. The single-family residential category proposes a density of 5 units per acre (du/ac). The medium density residential category proposes a density of 8 units per acre (du/ac). The high-density residential category proposes a density of 20 units per acre (du/ac).

Commercial/Industrial

The Rio del Oro project includes the commercial land use classifications of Village Commercial, Shopping Center, Commercial Mixed Use, Business Park, and Industrial Park (**Table 1**). The Village Commercial portion of the project is proposed for the southeast corner of Jaeger Road and Villagio Parkway, on an approximate 30-acre parcel. The project's Commercial Mixed Use development is proposed at various locations throughout the project site, and comprises approximately 24 acres. The Business Park portion of the project comprises 26 acres, and is

proposed along Jaeger Road near the northwest corner of the site. The project also proposes 281 acres of Industrial Park and 36 acres of Industrial Park.

Open Space/Parks/Recreation/Public

The Rio del Oro project includes the development of a 103-acre Community Park and various Neighborhood Parks that total 68 acres. The project also proposes 60 acres of Open Space and 16 acres of Open Space Preserve. The project proposes 51 acres for Private Recreation and 5 acres for Public use. A component of the project includes 50 acres designated for Landscape Corridors and 49 acres for Greenbelts.

Lakes/Drainages/Wetlands

The Rio del Oro project proposes the creation of 31 acres of lakes within the project boundary. The project also proposes 122 acres for Drainage Parkways and 109 acres for Stormwater Detention areas. The project proposes a large Future Wetland Mitigation Bank area in the southern portion of the site that encompasses 463 acres.

Schools

There are approximately 162 acres designated for school uses within the Rio del Oro project area. The project would include a high school site, two middle school sites, a continuation school site, and various elementary school sites.

Public Utilities and Services

Public services, utilities and other infrastructure improvements will be needed to serve the Rio del Oro project. The project proponent has coordinated with various service providers to provide these services on an as needed schedule.

Roadway Improvements

The project proposes the development of approximately 203.5 acres of major roadways within the project area.

D. REQUIRED APPROVALS

City of Rancho Cordova: Actions that would be required from the City Council, Planning Commission and/or City staff may include, but is not limited to, the following:

- **General Plan Amendment;**
- **Amending the Aerojet Specific Planning Area (SPA) Ordinance (SCZ 95-0014);**

- **Amendment to the Urban Policy Area boundary;**
- **Adoption of a Public Facilities Financing Plan; and,**
- **Adoption of a Development Agreement**

E. PROJECT BACKGROUND

The following is a summary of the background of the Rio del Oro project area. The Rio del Oro project site has a history of grazing and gold mining. Approximately one third of the site has been used for grazing, while the remaining two thirds is land which has been significantly altered by gold mining activities. The mining activities consisted of dredging ancient alluvial deposits. A considerable amount of this dredging occurred in the 1920s with additional dredging occurring in the 1950s. The areas that were mined are marked today by alternating piles of rocky tailings and lower areas where the finer sediment settled out.

The Rio Del Oro Project is located on a former rocket testing facility. In 1956, McDonnell Douglas leased the land for its rocket testing activities and bought the land from Aerojet in 1961. McDonnell Douglas stopped its operations at the site in about 1969. Aerojet re-acquired the land in 1984 as a buffer for its operations along White Rock Road. During Aerojet's ownership, the site was used primarily as buffer land and as a place to burn excess rocket fuel and to test small quantities of energetic material. In 1994, McDonnell Douglas and Aerojet agreed to investigate eleven primary areas of concern pursuant to the requirements of a Consent Order with the California Department of Toxic Substances Control (DTSC), and to complete the necessary remediation of contaminated areas. The areas of concern include several former aerospace complexes and assembly areas and two landfill sites. The Consent Order established a process to evaluate the potential for contamination at the various areas.

During the mid-1990's while the site evaluations were proceeding, Aerojet met with the DTSC on numerous occasions to discuss the long-range re-development plans for the entire property. These discussions covered many areas, including the large passive buffer areas that were not utilized in either aerospace or industrial operations. In 1997, the DTSC agreed with Aerojet that soils within much of the passive buffer area was indeed clean, should not be included within the Order and were suitable for potential development use and thus removed some 1,114 +/- acres of the Rio del Oro project land from the Order.

The balance of the site (approximately 2,800 acres) is still under the Consent Order. Currently all ten areas of concern (approximately 260 acres) as well as the groundwater are undergoing various levels of review and/or remedial action. Some areas have been fully investigated and DTSC has determined that two locations require no remedial action. Approved remedial action plans are underway in some areas, while others are still in the investigation phase. Any plan must comply with the requirements of the California Environmental Quality Act. Once a remedial action plan for an area of concern is developed, the plan is subject to a 30-day public comment and meeting period.

The proposed project site formerly belonged to McDonnell-Douglas. Approximately 1,100 acres are now owned by Elliott Homes, and GenCorp owns the remaining acreage totaling approximately 2,800 acres.

F. POTENTIAL ENVIRONMENTAL EFFECTS

See attached Initial Study Checklist.

Appendix B

Notice of Intent
(February 5, 2004 - Present)

DATES: A public scoping meeting will be held in Jackson, MS, at the Mississippi Agriculture, Forestry, and Aviation Museum, on February 23, 2004, at 6 p.m.

FOR FURTHER INFORMATION CONTACT: Questions about the proposed action and Draft Environmental Impact Statement (EIS) should be directed to Ms. Karen Dove-Jackson (telephone (601) 631–7136) or Vicksburg District, 4155 Clay Street, ATTN: CEMVK–PP–PQ, Vicksburg, MS 39183–3435.

SUPPLEMENTARY INFORMATION: This project is authorized by congressional resolutions adopted May 9, 1979. These authorizations read as follows:

"Resolved by the Committee on Public Works and Transportation of the House of Representatives, United States, That the Board of Engineers for Rivers and Harbors is hereby requested to review the reports of the Chief of Engineers on Pearl River Basin, Mississippi and Louisiana, published as House Document Number 282, Ninety-Second Congress, Second Session, and other pertinent reports, with a particular view toward determining whether any further improvements for flood damage prevention and related purposes are advisable at this time. The alternatives are to be reviewed with local interests to insure a viable, locally supported project. Resolved by the Committee on Public Works and Transportation of the House of Representatives, United States, That the Board of Engineers for Rivers and Harbors is hereby requested to review the report of the Chief of Engineers on the Pearl River and Tributaries, Mississippi, contained in House Document 441, 86th Congress, and other reports with a view to determining whether measures for prevention of flood damages and related purposes are advisable at this time, in Rankin County, Mississippi. Resolved by the Committee on Environment and Public Works of the United States Senate, That the Board of Engineers for Rivers and Harbors, created under section 3 of the River and Harbor Act, approved June 13, 1902, and is hereby requested to review the reports of the Chief of Engineers on Pearl River Basin, Mississippi and Louisiana, submitted in House Document Numbered 92–282, 92nd Congress, 2nd Session, and other pertinent reports with a view to determining whether any further improvements for flood damage prevention and related purposes are warranted at this time."

1. A reconnaissance study was initiated in 1989 and a favorable report was completed in 1990 for the Pearl River Watershed, MS, Project. The local sponsor executed a Feasibility Cost-Sharing Agreement (FCSA) with the U.S. Army Corps of Engineers (Corps) in September 1991 to pursue alternative solutions. The resulting recommended plan documented in a January 1996 draft report was a comprehensive levee system to provide protection from a flood event of 1979 magnitude. The 1979 flood event in Jackson is the maximum flood of record. The frequency of this flood in Jackson was estimated at approximately a 200-year event. Study actions were suspended in July 1998, and the final feasibility report was never completed. Lack of local support for the recommended plan, questions over operation of the Ross Barnett Reservoir, and downstream concerns over flooding and bank caving were primary issues. In 1996, local interests proposed the LeFleur Lakes Flood Control Plan, consisting of upper and lower lakes along the Pearl River south of the Ross Barnett Reservoir, as an alternative to the comprehensive levee plan. The lakes would extend from the Ross Barnett Reservoir outlet downstream along the Pearl River to approximately 1 mile southwest of Interstate 20. The combined lakes would cover approximately 4,800 acres at normal operating levels, and weirs at both the upper and lower lakes would regulate flow. The plan is supported locally by community and business leaders due to its commercial development aspects and potential for cost recovery. An independent evaluation of the LeFleur Lakes Flood Control Plan was conducted from June-December 2000 by an Architect-Engineer firm. The valuation indicated that the LeFleur Lakes Plan could reduce Pearl River flooding in the Jackson area, as would the levee plan. The Feasibility Cost Sharing Agreement, necessary for study resumption, was signed with the non-Federal sponsor, Rankin-Hinds Pearl River Flood and Drainage Control District, on 15 October 2003. Studies will include updating the previously proposed levee plans presented in the aformentioned January 1996 draft report and an analysis of the LeFleur Lakes flood control plan. Studies will also include investigations of levees for south Jackson and Richland as a component of the LeFleur Lakes Plan. The District Engineer has decided to prepare a Draft EIS to investigate measures to alleviate flooding in the study area and determine the feasibility of continued Federal involvement in developing and implementing a solution.

2. The feasibility study for Pearl River Watershed, MS, will be conducted to fully evaluate a range of alternatives to provide a comprehensive plan for flood control. Alternative development and analysis as currently planned will be limited to updating of previously proposed levee plans and an evaluation of the LeFleur Lakes Plan.

3. A public scoping meeting will be held in Jackson, MS (see **DATES**). Significant issues identified during this scoping process will be analyzed in depth in the Draft EIS. The Natural Resources Conservation Service; U.S. Forest Service; Environmental Protection Agency; U.S. Fish and Wildlife Service; Mississippi Department of Environmental Quality; and Mississippi Department of Wildlife, Fisheries and Parks will be invited to become cooperating agencies. Federally recognized Indian tribes will also be invited to become cooperators. These agencies and tribes will be asked to participate in the review of data and the feasibility report and appendixes.

4. Upon completion, the Draft EIS will be distributed for agency and public review and comment. Additionally, a public meeting will be held to present results of the Draft EIS evaluations and the recommended plan.

5. The DEIS is estimated to be completed in October of the year 2005.

Dated: January 22, 2004.

Douglas J. Kamien,

Chief, Planning, Programs, and Project Management Division.

[FR Doc. 04–2500 Filed 2–4–04; 8:45 am]

BILLING CODE 3710–PU–M

DEPARTMENT OF DEFENSE

Department of the Army; Corps of Engineers

Intent To Prepare a Draft Environmental Impact Statement for the Proposed Rio del Oro Project, in Sacramento County, CA, Corps Permit Application Number 199900590

AGENCY: Department of the Army, U.S. Army Corps of Engineers,DOD.

ACTION: Notice of intent.

SUMMARY: The U.S. Army Corps of Engineers (Corps), SacramentoDistrict, will prepare a Draft Environmental ImpactStatement (DEIS) for the proposed Rio del Oro project, a proposed residential and commercial development in RanchoCordova, Sacramento County, CA. Elliot Homes, Inc. has applied for a permit to fill approximately 47 acres of waters of the United States, including vernal pools, and other wetlands.

DATES: Public scoping meetings will be held on February 26, 2004. The first meeting will be held at RanchoCordova's City Hall, at 1:30 p.m., and the second meeting will be at Mills Station, at 6:30 p.m.

FOR FURTHER INFORMATION CONTACT: Questions about the proposed action and DEIS can be answered by Mr. JustinCutler, (916) 557-5258,

justin.cutler@usace.army.mil, 1325J Street, Room 1480, Sacramento, CA 95814–2922.

SUPPLEMENTARY INFORMATION: The applicant has applied for a Department of the Army permit under section 404 of the Clean Water Act to construct a residential and commercial development. The proposed project would be developed on approximately 3,828 acres south of Highway 50 in RanchoCordova, Sacramento County. The project site is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard. The project consists of approximately 1200 high, medium and low density residential homes, 38 retail/commercial offices, 9 parks, 10 schools, and 2 wetland preserves and other open space areas. The proposed project site has a past history of grazing, landfill activities, gold mining, and rocket fuel testing. Approximately one-third of the site is grasslands, which have been used for grazing and contain vernal pool complexes and the upper reaches of Morrison Creek. Past gold mining in the 1920s and 1950s, and past landfill activities, have altered the remaining two-thirds of the site. Since mining ceased, the site was used to burn excess rocket fuel and test energetic material. Due to the rocket testing and propellant burning on the site, soil and groundwater at the site are known to contain trichloroethene (TCE) and other volatile organic compounds. The California Department of Toxic Substances Control has issued Imminent and Substantial Endangerment Orders to address the issue of TCE detected in a county well. The site has been divided into eleven primary study areas with responsibility for performing the required investigations divided between McDonnell Douglas and Aerojet General Corporation based upon previous usage. Soil and groundwater remediation continues to occur at the site.

A total of 74.61 acres of waters of the United States have been identified on the project site, including 37.02 acres of vernal pools, 20.44 acres of seasonal wetlands, 6.43 acres of riparian wetland, 6.47 acres of ponds, and 4.25 acres of stream channels. The applicant has applied to fill approximately 47 acres of these waters to construct the project. A 505-acre vernal pool/wetland preserve in the southern portion of the project, where the highest concentration of vernal pools exists on the project site, would be preserved. The preserve would contain 27.62 acres of waters of the United States. The applicant proposes to create approximately 22 acres of additional vernal pools in the preserve.

The Corps' public involvement program includes several opportunities to provide oral and written comments (See **DATES**). Affected Federal, state, local agencies, Indian tribes, and other interested private organizations and parties are invited to participate. Currently, potentially significant issues to be analyzed in depth in the DEIS include, loss of waters of the United States, including wetlands, cultural resources, biological resources, hazardous materials, air quality, surface and groundwater, water quality, noise, aesthetics, and socio-economic effects.

Except for on-site preserve alternatives, no specific on-site or off-site project alternatives have been identified. However, alternatives, including the no-project alternative, other locations and other site configurations, will be evaluated in the DEIS and in accordance with the section 404(b)(1) guidelines.

The Corps has initiated formal consultation with the U.S. Fish and Wildlife Service, under section 7 of the Endangered Species Act, for five Federally threatened or endangered species and one species proposed for listing that may be affected by the project. The Corps will also be consulting with the State Historic Preservation Officer under section 106 of the National Historic Preservation Act for potential impacts to properties listed, or potentially eligible for listing, on the National Register of Historic Places.

The Environmental Impact Statement will be prepared as a joint document with the City of Rancho Cordova. The City is the local agency responsible for preparing an Environmental Impact Report in compliance with the California Environmental Quality Act. The DEIS is expected to be released in March of 2005.

Luz D. Ortiz,

Army Federal Register Liaison Officer.

[FR Doc. 04–2501 Filed 2–4–04; 8:45 am]

BILLING CODE 3710–EH–P

DEPARTMENT OF EDUCATION

Notice of Proposed Information Collection Requests

AGENCY: Department of Education.

SUMMARY: The Leader, Regulatory Information Management Group, Office of the Chief Information Officer, invites comments on the proposed information collection requests as required by the Paperwork Reduction Act of 1995.

DATES: Interested persons are invited to submit comments on or before April 5, 2004.

SUPPLEMENTARY INFORMATION: Section 3506 of the Paperwork Reduction Act of 1995 (44 U.S.C. Chapter 35) requires that the Office of Management and Budget (OMB) provide interested Federal agencies and the public an early opportunity to comment on information collection requests. OMB may amend or waive the requirement for public consultation to the extent that public participation in the approval process would defeat the purpose of the information collection, violate State or Federal law, or substantially interfere with any agency's ability to perform its statutory obligations. The Leader, Regulatory Information Management Group, Office of the Chief Information Officer, publishes that notice containing proposed information collection requests prior to submission of these requests to OMB. Each proposed information collection, grouped by office, contains the following: (1) Type of review requested, *e.g.* new, revision, extension, existing or reinstatement; (2) Title; (3) Summary of the collection; (4) Description of the need for, and proposed use of, the information; (5) Respondents and frequency of collection; and (6) Reporting and/or Recordkeeping burden. OMB invites public comment.

The Department of Education is especially interested in public comment addressing the following issues: (1) Is this collection necessary to the proper functions of the Department; (2) will this information be processed and used in a timely manner; (3) is the estimate of burden accurate; (4) how might the Department enhance the quality, utility, and clarity of the information to be collected; and (5) how might the Department minimize the burden of this collection on the respondents, including through the use of information technology.

Dated: January 30, 2004.

Angela C. Arrington,

Leader, Regulatory Information Management Group, Office of the Chief Information Officer.

Institute of Education Sciences

Type of Review: Revision.

Title: 2005 National Household Education Surveys Program (NHES:2005).

Frequency: One-time.

Affected Public: Individuals or household.

Reporting and Recordkeeping Hour Burden:

Responses: 2,350.

Burden Hours: 302.

Appendix C

City of Rancho Cordova Notice of February 26, 2004 Public Scoping Meetings

Linda Budge
Mayor
Ken Cooley
Mayor Pro Tempore
Robert McGarvey
Councilmember
Dave Roberts
Councilmember
David Sander
Councilmember

Planning Department

City of Rancho Cordova – U.S. Army Corps of Engineers
Public Scoping Meeting Notice

Dated: January 22, 2004

NOTICE is hereby given that on **February 26, 2004**, at **2:00 p.m.** and **6:00 p.m.**, the Planning Department of the City of Rancho Cordova and the United States Army Corps of Engineers will hold two scoping meetings regarding the preparation of an Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) on the Rio del Oro project. Interested agencies and the public are invited to attend either or both meetings. The first meeting will be held at **Rancho Cordova City Hall, located at 3121 Gold Canal Drive, Rancho Cordova at 2:00 p.m.** The second meeting will be held at **Mills Station, located at 2900 Mather Field Road, Rancho Cordova at 6:00 p.m.**

- **Rio del Oro Project (RC-03-014) - Summary Description -** The proposed project is located in the northern portion of the City of Rancho Cordova at the existing Sunrise Boulevard and Douglas Road intersection. The project consists of a proposed mixed-use development project consisting of residential, commercial, office and public uses as well as open space areas on approximately 3828.5 acres.

No action on the above referenced project will be taken at this meeting. Public hearings will be set for a later date for the public to comment on this project. The Notice of Preparation for this proposed project is available for public review at Rancho Cordova City Hall.

NOTE: Interested persons are invited to submit written comments prior to and are encouraged to testify at the Scoping Meeting. Written comments and questions may be directed to Patrick Angell, City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, CA 95670.

ADA COMPLIANCE STATEMENT

3121 Gold Canal Drive, Rancho Cordova, CA 95670 • (916) 942-0222 • Fax (916) 853-1691 • www.cityofranchocordova.org

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Director Paul Junker at (916) 942-0222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Appendix D USACE Public Notice

US Army Corps
of Engineers

Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Public Notice Number: 199900590
Date: February 13, 2004
Comments Due: March 14, 2004

In reply, please refer to the Public Notice Number

SUBJECT: Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to discharge dredged or fill material into waters of the United States, including wetlands, (waters), for the proposed Rio del Oro project, as shown in the attached drawings.

APPLICANT: Russ Davis, Elliot Homes, 80 Iron Point Circle, Suite 110, Folsom, CA 95630-8592

LOCATION: This proposed project is located south of Highway 50, in Sections 3 through 10, Township 8 North, Range 7 East and Sections 31 through 34, Township 9 North, Range 7 East, M.D.B.&M., in the City of Rancho Cordova, Sacramento County, California. See Figure 1 for a vicinity map.

PROJECT DESCRIPTION: The proposed Rio del Oro project, a master planned community, would be developed on approximately 3,828 acres. The project consists of approximately 1200 high, medium and low density residential homes, 38 retail/commercial offices, 9 parks, 10 schools, and 2 wetland preserves and other open space areas. The project would be built in phases. See Figures 4 through 8 for specific development plans.

A total of 74.61 acres of waters have been identified on the project site, including 37.02 acres of vernal pools, 20.44 acres of seasonal wetlands, 6.43 acres of riparian wetland, 6.47 acres of ponds, and 4.25 acres of stream channels. See Figure 2 for a depiction of these waters. The project proposes to fill approximately 47 acres of these waters to construct the project. See Figure 3 for an impact table. A 505-acre vernal pool/wetland preserve in the southern portion of the project, where the highest concentration of vernal pools exists on the project site, would be preserved. The preserve would contain 27.62 acres of waters of the United States. The applicant also proposes to create approximately 22 acres of additional vernal pools within this preserve.
In addition to the wetland preserve area, approximately 300 acres of drainage corridors, parkway and open space will be established on the project site. The corridors will be approximately 300 feet wide and will consist of meandering low-flow channel, adjacent wetlands, riparian plantings, and a bike trail. These corridors will reestablish defined drainageways which have not been present since the dredging operations altered the site. An in-stream 93-acre detention basin area will be constructed within Morrison Creek, in the southwest corner of the project site. This feature will hold water year-round. The main detention basin has been designed to minimize affects to the hydrological function of Morrison Creek. The plan is designed to allow gravity-flow off the project site. The applicant has stated that in order to achieve a gravity system, vs. a pumped one, a portion of Morrison Creek's grade must be altered. In addition, 16-acre and 30-acre lakes will be created in the center of the project. See Figures 9, 10 & 11 for a depiction of the detention basin and conceptual drawings of the drainageways.

Based on potentially significant impacts, the Corps has determined that an Environmental Impact Statement (EIS) will need to be prepared for this project. Currently, potential significant issues to be analyzed in depth in the draft EIS include, loss of waters of the United States, including wetlands, cultural

resources, biological resources, hazardous materials, air quality, surface and groundwater, water quality, noise, aesthetics, and socio-economic effects.
The EIS will be prepared as a joint document with the City of Rancho Cordova. The City is the local agency responsible for preparing an Environmental Impact Report in compliance with the California Environmental Quality Act. The Draft EIS is expected to be released in March of 2005. Two public scoping meetings will be held on February 26, 2004. The first meeting will be held at Rancho Cordova's City Hall, at 1:30, and the second meeting will be at Mills Station, at 6:30. Other affected Federal, state, local agencies, Indian tribes, and other interested private organizations and parties are invited to participate. If an agency wishes to represent their organization at these meetings, please contact the Project Manager indicated below.

AREA DESCRIPTION: The site has a past history of grazing, landfill activities, gold mining, and rocket fuel testing. Approximately one-third of the site is grasslands, which have been used for grazing and contain vernal pool complexes and the upper reaches of Morrison Creek. Past gold mining in the 1920s and 1950s, and past landfill activities, have altered the remaining two-thirds of the site. Since mining ceased, the site was used to burn excess rocket fuel and test energetic material. Due to the rocket testing and propellant burning on the site, soil and groundwater at the site are known to contain trichloroethene (TCE) and other volatile organic compounds. The California Department of Toxic Substances Control has issued Imminent and Substantial Endangerment Orders to address the issue of TCE detected in a county well. The site has been divided into eleven primary study areas with responsibility for performing the required investigations divided between McDonnell Douglas and Aerojet General Corporation based upon previous usage. Soil and groundwater remediation continues to occur at the site.

The applicant has provide the following general descriptions of the area. Approximately one-third of the site is grassland, which is used for grazing livestock. The remaining two-thirds is land which has been significantly altered in the past by gold mining activities. The mining activities consisted of dredging ancient alluvial deposits. Within the areas which have not been disturbed by historic mining operations, the characteristic plant community is non-native annual grassland. The vegetation is characterized by a dominance of non-native grasses and forbs. Common species include soft chess (*Bromus mollis*), ripgut brome (*Bromus diandrus*), wild oats (*Avena fatua*), medusa head (*Taeniatherum caput-medusae*), yellow star-thistle (*Centaurea solstitialis*), and tarweed (*Holocarpha virgata*).

Three general plant communities occur in the area which have been significantly disturbed by historic mining activities. These communities occur on the dredge tailing piles, in low areas between the piles and in relatively broad flat areas lacking dredge tailings piles. The dredge tailings piles are xeric environments characterized by skeletal soils and a predominance of cobbles. Vegetation is sparse with yellow star thistle the dominant plant and few grasses. The areas between the tailings have soil, lack cobbles, and receive additional moisture draining laterally from the piles. The plant community most oftern resembles a medic riparian woodland. Common tree species include Fremont cottonwood (*Populus fremontii*), and willow (*Salix* sp.). Common shrub species include coyote brush (*Baccharis pilularis*) and willows. Common herbaceous species include yellow star-thistle, ripgut brome, and soft chess. The plant communities in broader flat areas that have been preciously mined are similar except that tree and bush cover is lower, more resembling semi-open forested savannah. The dominant trees, shrubs, and herbaceous species are very similar to this found between the tailings

The vernal pools within the study area are found exclusively within grasslands in areas which have not been mined. Vernal pools are a type of seasonal wetland that occur in shallow depressions which are seasonally flooded in the winter and spring. They vary in depth of inundation from three to four inches up to as much as eighteen inches. They range in size from less than 100 square feet to over two acres. Due to the time of year the delineation was conducted, it was not possible to observe in detail the plant communities supported by these vernal pools. The vegetation identifiable at the time of the delineation were those species which persist through the summer and those species which emerge early. These plants that were commonly identifiable include coyote thistle (*Eryngium vaseyi*), slender popcorn flower (*Plagiobothrys stipitatus micranthus*), Carter's buttercup (*Ranunculus alveolatus*), purple hairgrass (*Deschampsia danthonioides*), and creeping spikerush (*Eleocharis macrostachya*).

Seasonal wetlands, other than vernal pools, occur within the study area in both topographic swales and depressions. Hydrologically, the seasonal wetlands are similar to vernal pools in that they are inundated and saturated to the surface to extended periods in the winter and early spring. The seasonal wetland swales occur almost exclusively in the grasslands. Although they do not appreciably pond water, they are inundated by flowing water originating from rain runoff and a saturated upper soil horizon. The most common plant found in these seasonal wetland swales is perennial rye (*Lolium perenne*).

The seasonal wetland depressions occur almost excessively within the previously mined areas. The seasonal wetland depressions differ from the non-wetland depressions in that they are underlain by clay or a heavy clay loam which acts as an aquatard to perch runoff. The most common plants within these seasonal wetland depressions are Mediterranean barley (*Hordeum hystrix*), perennial rye, rabbit-foot grass (*Polypogon monspeliensis*), and curly dock (*Rumex crispus*). Approximately 14.25 acres of seasonal wetland depressions have been delineated on the site.

Riparian wetlands occur only in the previously mined areas. They are topographically similar to the seasonal wetland depressions, but are characterized by the presence of trees and shrubs. The dominant trees and shrubs are cottonwoods and willows. Common herbaceous species include Mediterranean barley, curly dock, rabbits-foot grass, Baltic rush (*Juncus balticus*) and creeping spikerush.

Channels occur throughout the study area. They range in size from a width of two feet up to 10 feet. They are differentiated by the seasonal wetland swales by the presence of well-defined bed and banks. All of the channels within the study area flow on an intermittent basis in the winter and spring. Most of the channels lack riparian or emergent vegetation except for the lower reach of Morrison creek which supports adjacent seasonal wetlands varying in width from ten to forty feet.

Ponds occur at scattered locations throughout the study area. In some cases, the ponds are impoundments of channels and in others they are excavated basins. Although the ponds appear to be inundated on primarily a seasonal basis, they differ from wetlands in that they are inundated for longer durations and lack emergent vegetation.

ADDITIONAL INFORMATION:

Endangered and Threatened Species The Corps has initiated formal consultation with the U.S. Fish and Wildlife Service, under Section 7 of the Endangered Species Act, for potential impacts to five Federally threatened or endangered species, and one species proposed for listing that may be affected by the project. These species include, vernal pool tadpole shrimp (*Lepidurus packardi*), vernal pool fairy shrimp (*Branchinecta lynchii*), Sacramento orcutt grass (*Orcuttia viscida*), slender orcutt grass (*Orcuttia tenuis*), Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), and the proposed for Federal-listing Callfornia tiger salamander (*Ambystoma californiense*). This project would directly impact several elderberry shurbs and wetlands, including vernal pools, and may also impact state listed species, such as Swainson's hawk.

Cultural Resources Presently unknown cultural resources may exist within the area. The Corps will be consulting with the State Historic Preservation Officer under Section 106 of the National Historic Preservation Act for potential impacts to properties listed, or potentially eligible for listing, on the National Register of Historic Places.

Alternatives Except for on-site preserve alternatives, no specific on-site or off-site project alternatives have been identified. However, alternatives, including the no-project alternative, other locations and other site configurations, will be evaluated in the draft EIS and in accordance with the Section 404(b)(1) guidelines.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **March 14, 2004**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act. Any person may request, in writing, within the comment period specified in this notice that a public

hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

This public notice may be obtained through our web-site at www.spk.usace.army.mil/cespk-co/regulatory. If additional information is required, please contact the applicant, Russ Davis with Elliot Homes, Inc., at (916) 984-1300, their consultant, Bjorn Gregersen with ECORP, Inc., at (916) 782-9100, or the Project Manager, Justin Cutler, at the letterhead address, e-mail: justin.cutler@usace.army.mil, or telephone (916) 557-5258.

Michael J. Conrad, Jr.
Colonel, US Army
District Engineer

Attachments: 11 Drawings

Public Notice 199900590

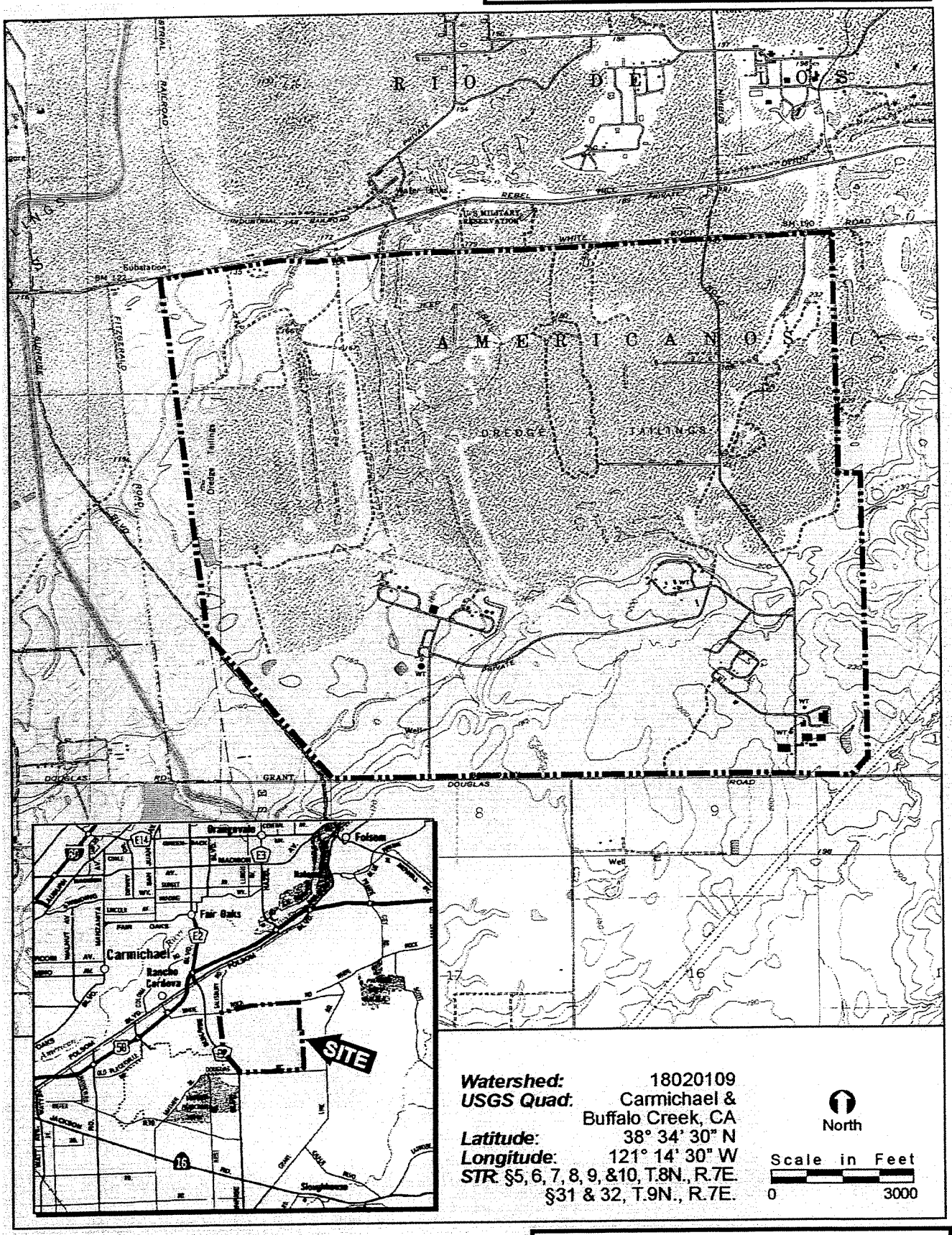


FIGURE 1. Project Site and Vicinity Map

Figure 1

2002-009 Rio del Oro

Public Notice 199900590

Figure 2

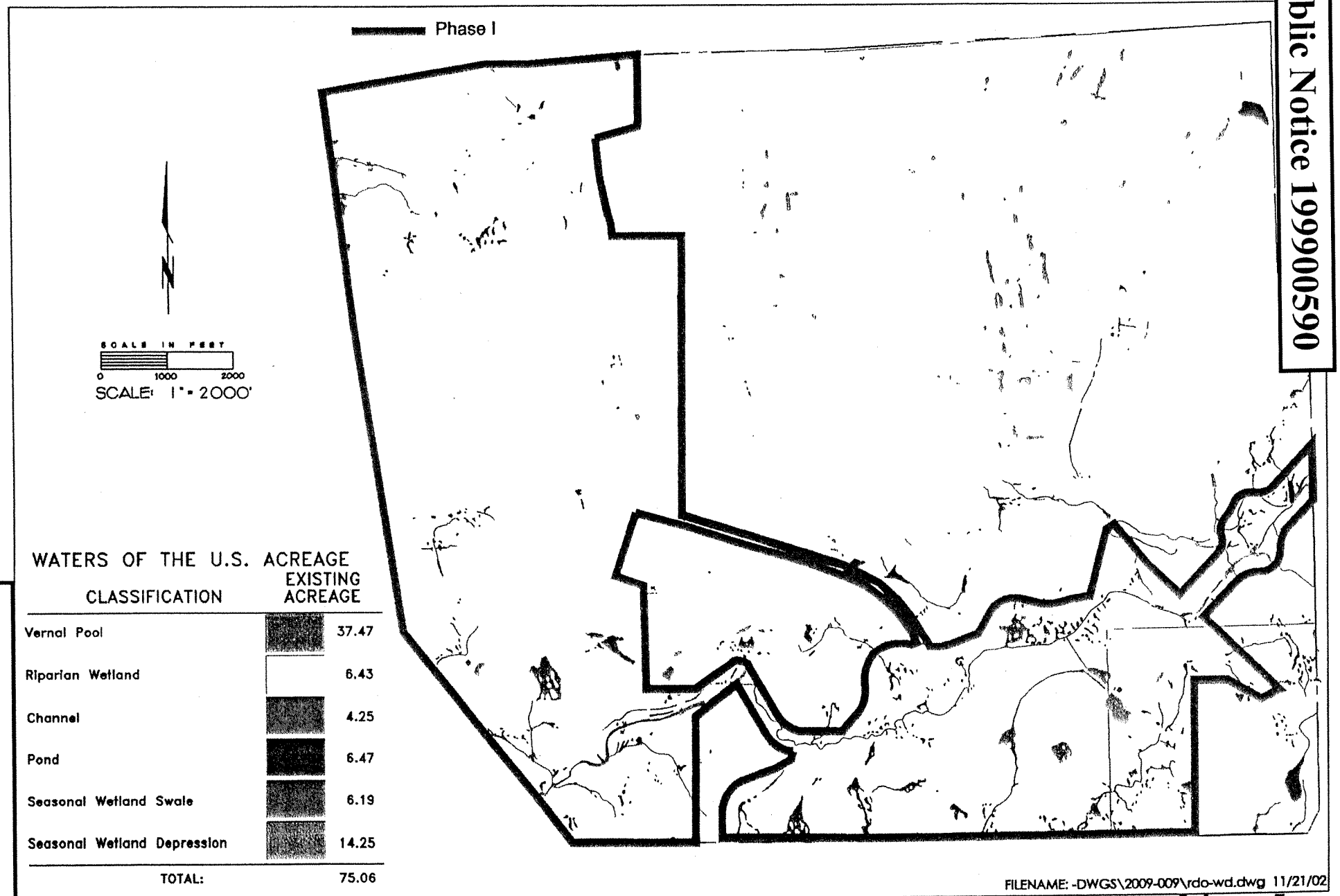


FIGURE 5. Wetland Delineation

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2002-009 Rio Del Oro

Public Notice 199900590

WATERS OF THE U.S. ACREAGE

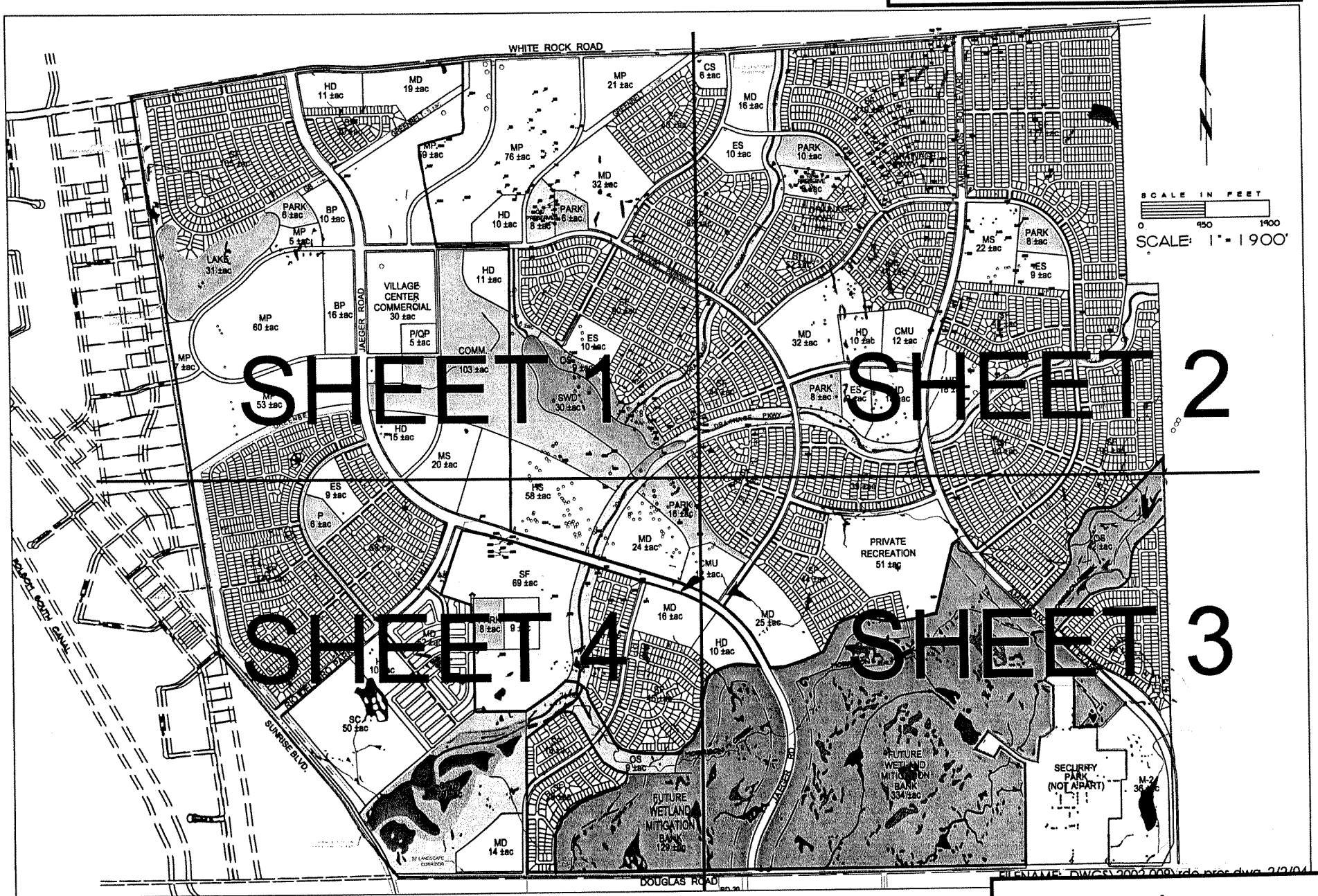
CLASSIFICATION	EXISTING	IMPACTS DIRECT	IMPACTS INDIRECT	MITIGATION PRESERVE	MITIGATION CREATION	PHASE I EXISTING	PHASE I IMPACTS	PHASE I PRESERVE	PHASE I CREATION
Vernal Pool	37.02	17.80	2.09	19.22	22	31.77	12.55	19.22	22.00
Riparian Wetland	6.43	6.43	--	--	14	0.09	0.09	--	4.00
Channel	4.25	2.22	--	2.03	6	3.97	2.13	2.03	0.40
Pond/Lake	6.47	5.83	--	0.64	61*	0.64	0.00	0.64	31.00
Seasonal Wetland Swale	6.19	3.77	--	2.42	--	3.32	1.07	2.42	--
Seasonal Wetland Depression	14.25	10.94	--	3.31	21	5.16	1.88	3.31	21.00
TOTAL:	74.61	46.99	2.09	27.62	124	44.95	17.72	27.62	78.40

Acreage Table

Figure 3

2002-009 Rio Del Oro

Public Notice 199900590

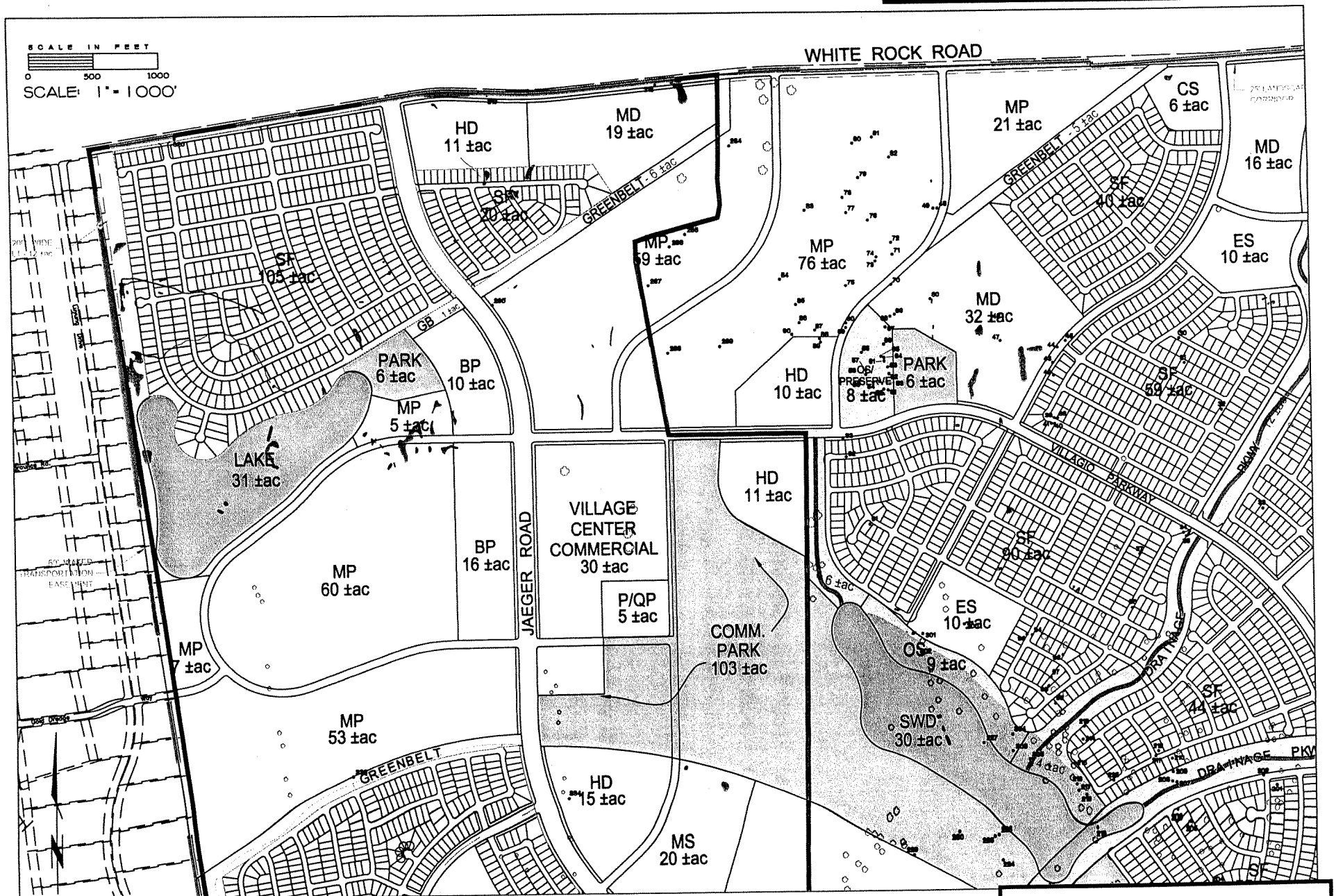


Wetland Preserve/Impact Plan

Figure 4

2002-009 Rio Del Oro

Public Notice 199900590

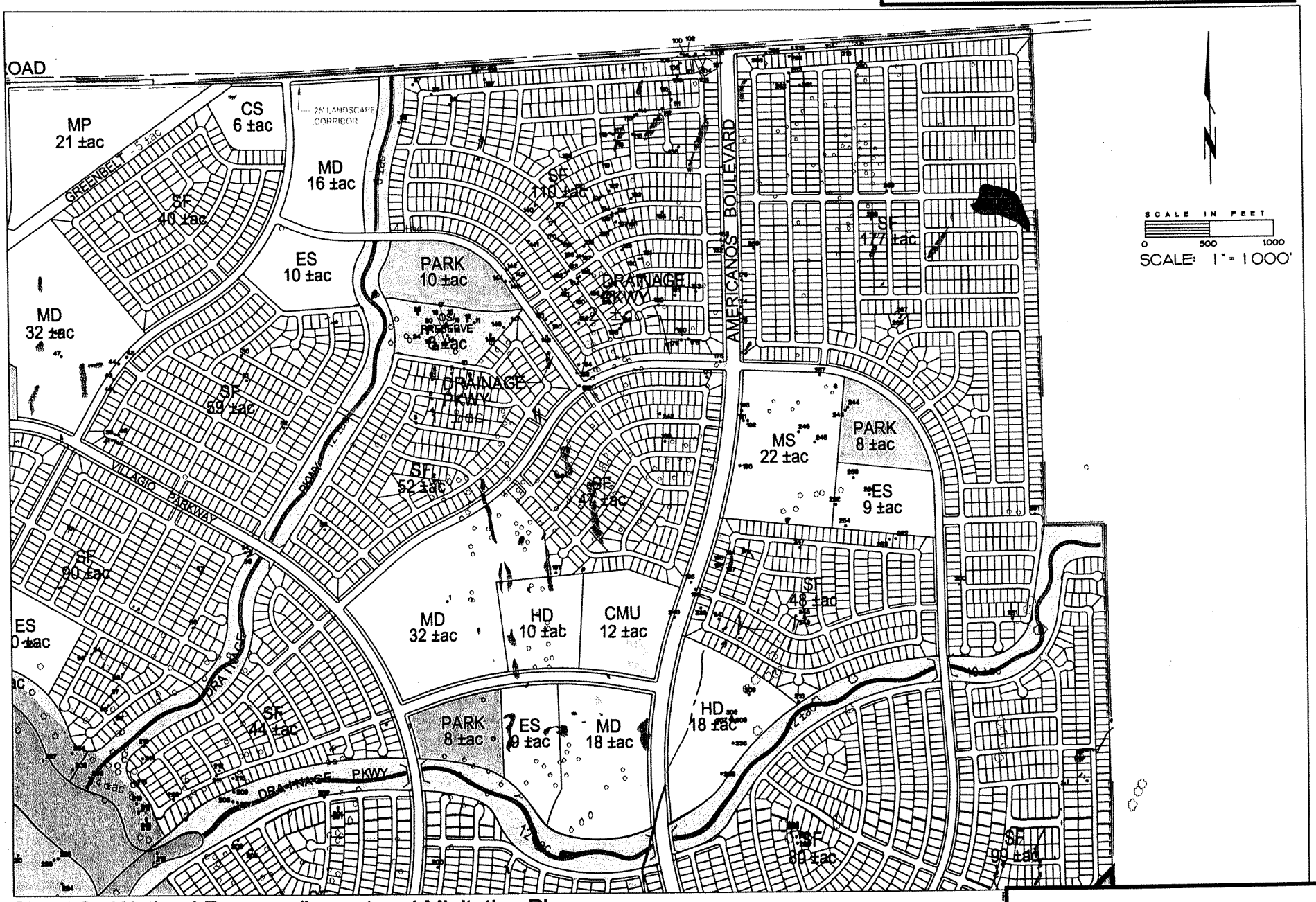


Sheet 1 - Wetland Preserve/Impact and Migitation Plan

Figure 5

2002-009 Rio Del Oro

Public Notice 199900590

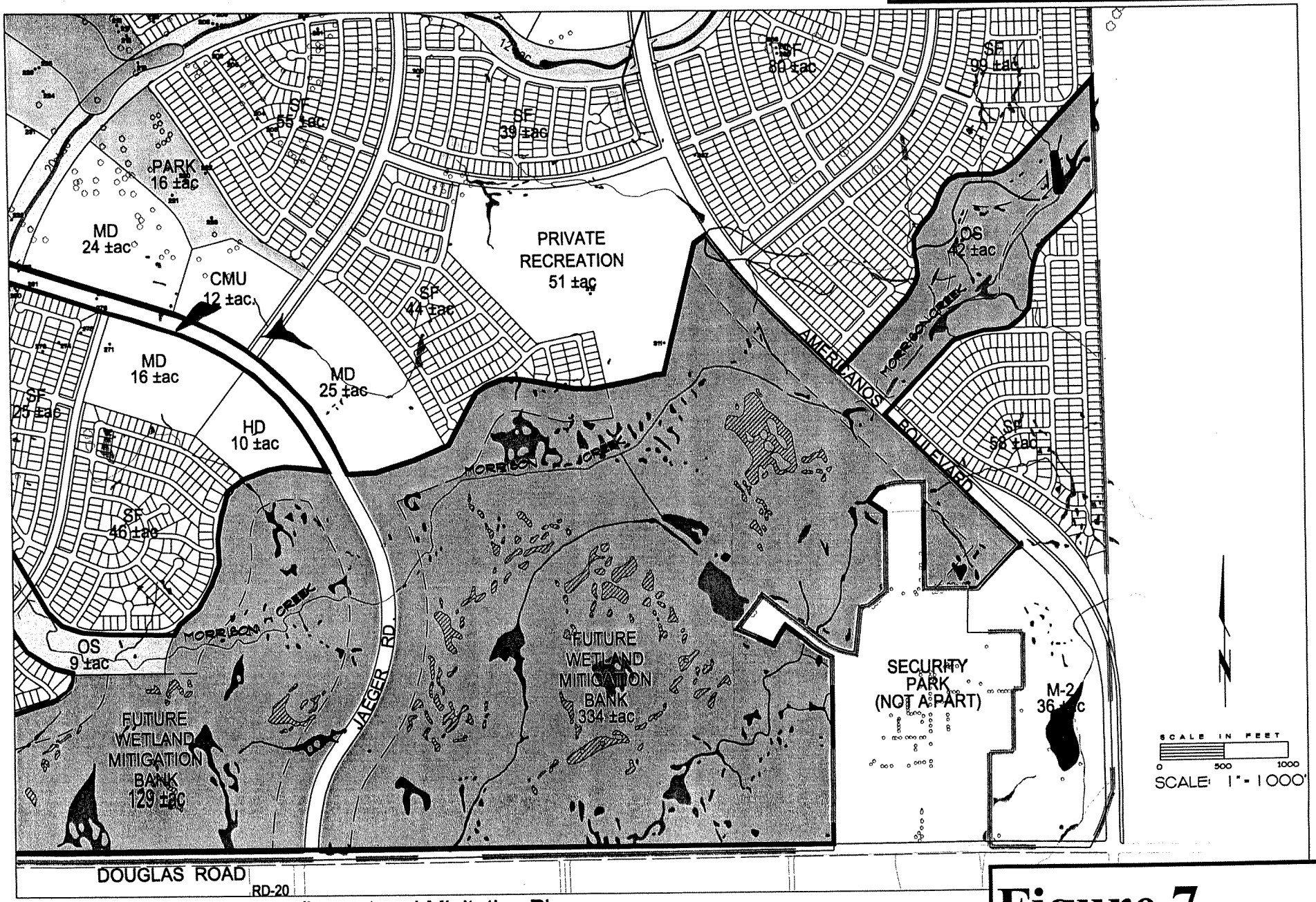


Sheet 2 - Wetland Preserve/Impact and Migitation Plan

Figure 6

2002-009 Rio Del Oro

Public Notice 199900590

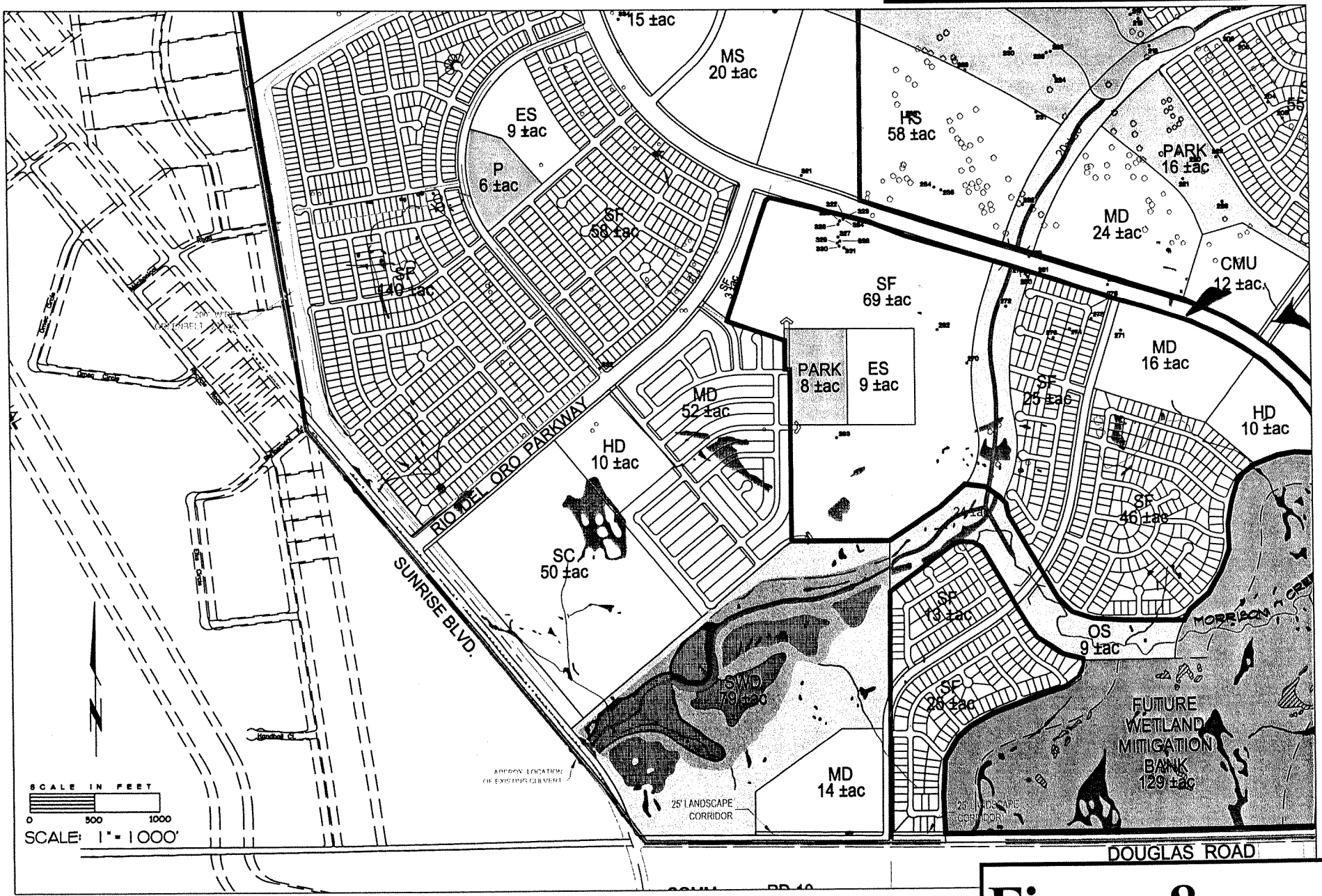


Sheet 3 - Wetland Preserve/Impact and Migitation Plan

Figure 7

2002-009 Rio Del Oro

Public Notice 199900590



Sheet 4 - Wetland Preserve/Impact Plan

Figure 8

2002-009 Rio Del Oro

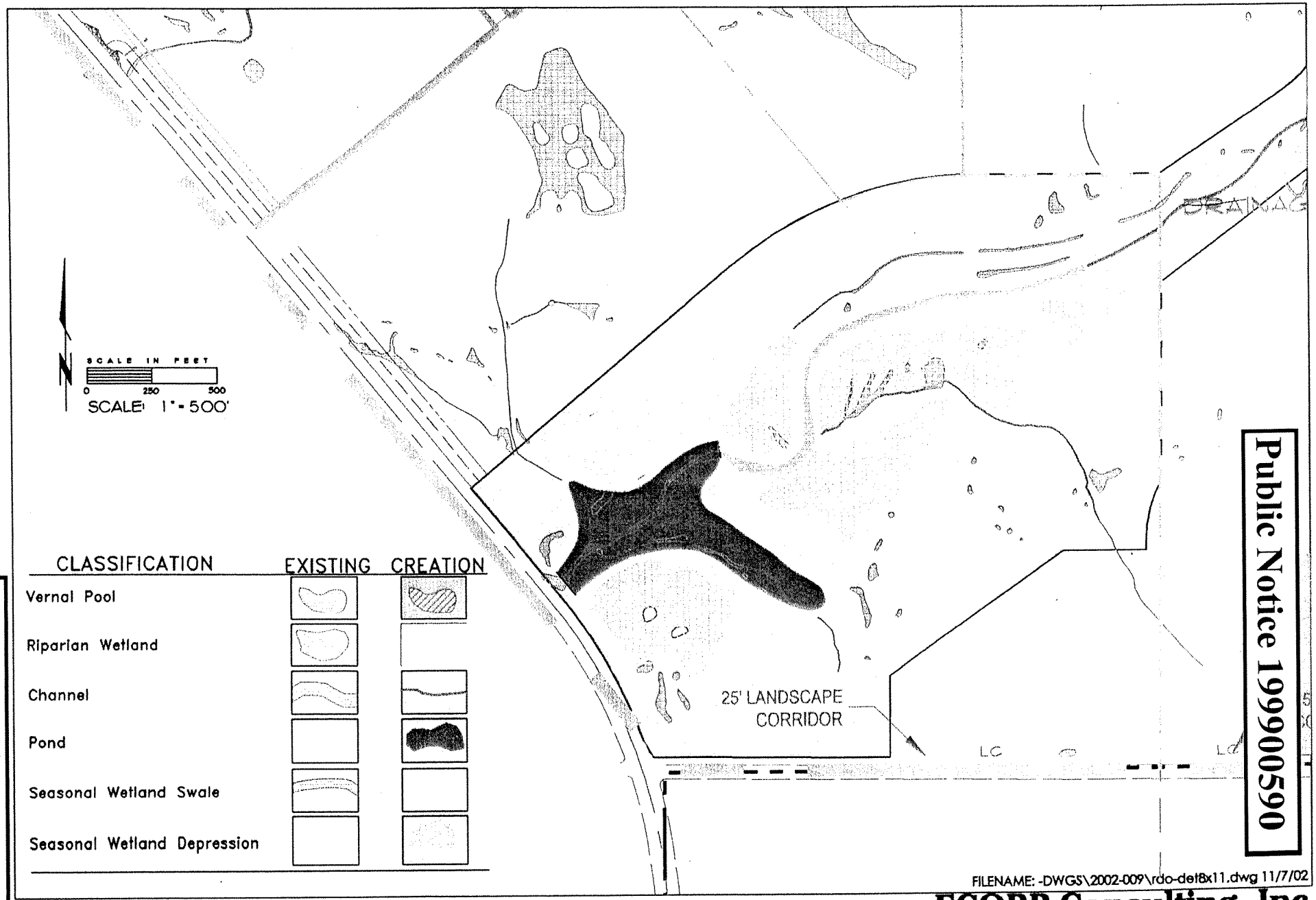


Figure 9

Public Notice 199900590

FIGURE 14. Conceptual Detention Basin Plan

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2002-009 Rio Del Oro

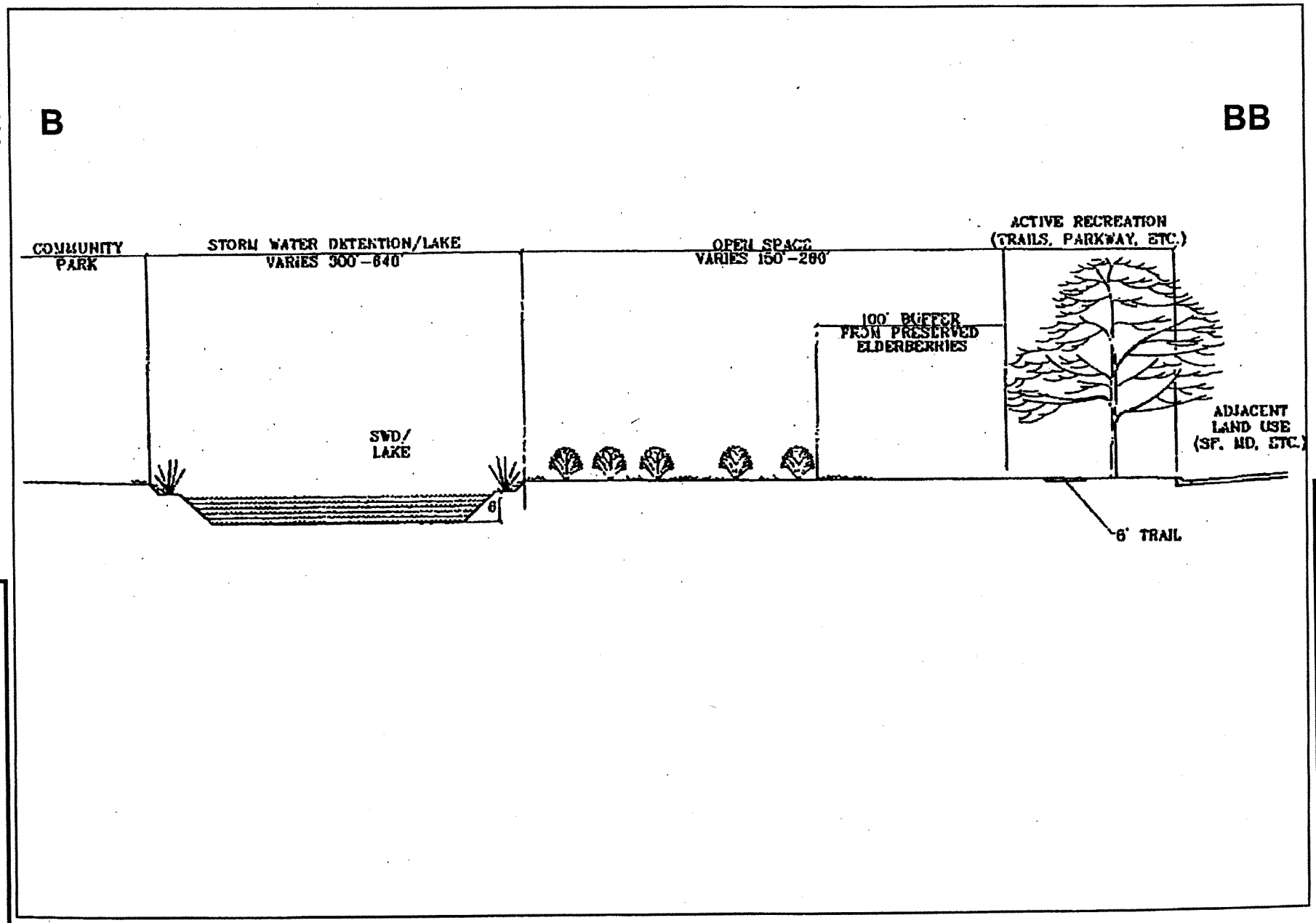
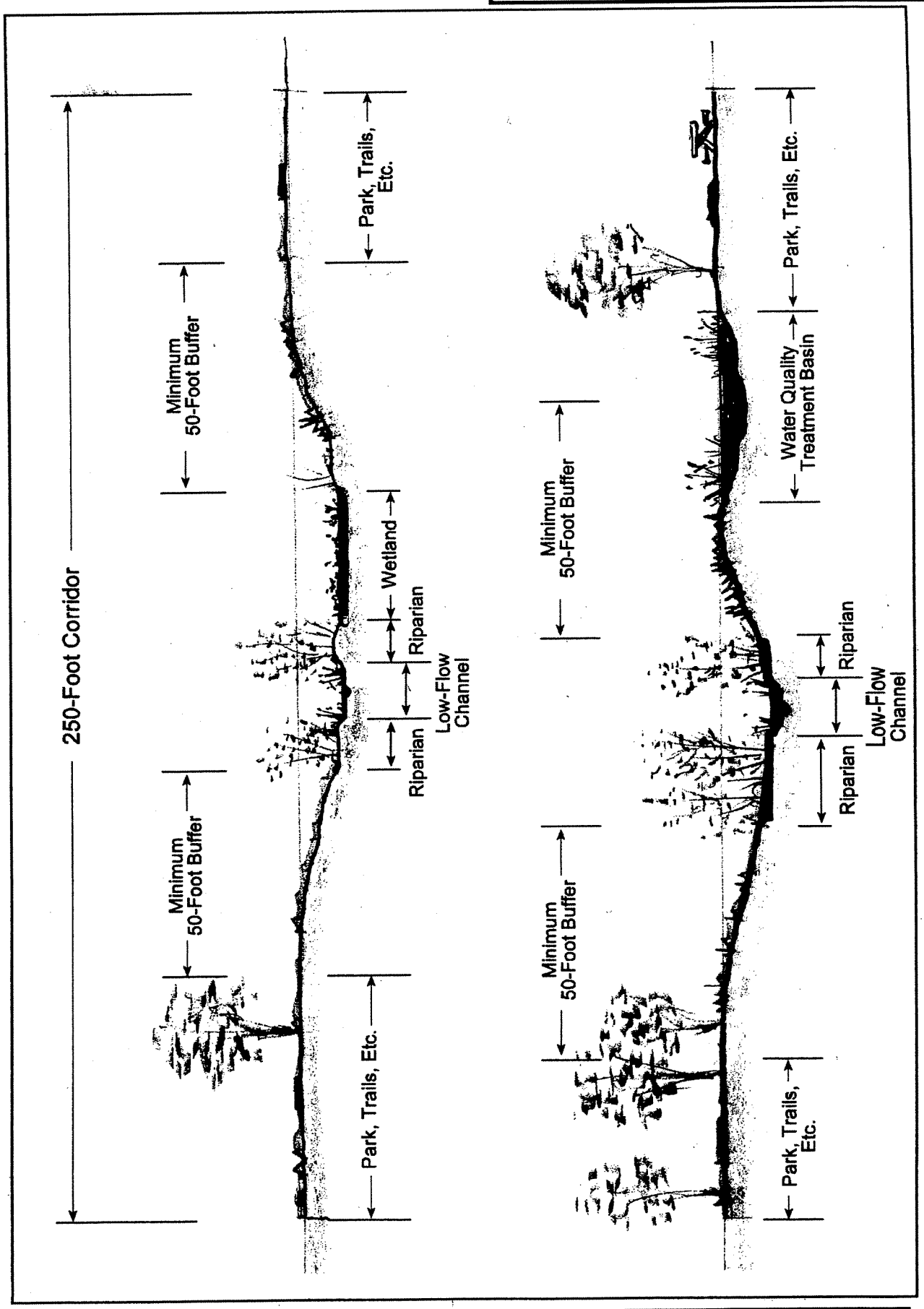


Figure 10

Public Notice 199900590

FIGURE 17. Typical Cross Section of Storm Water Detention / Lake

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
©2002



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

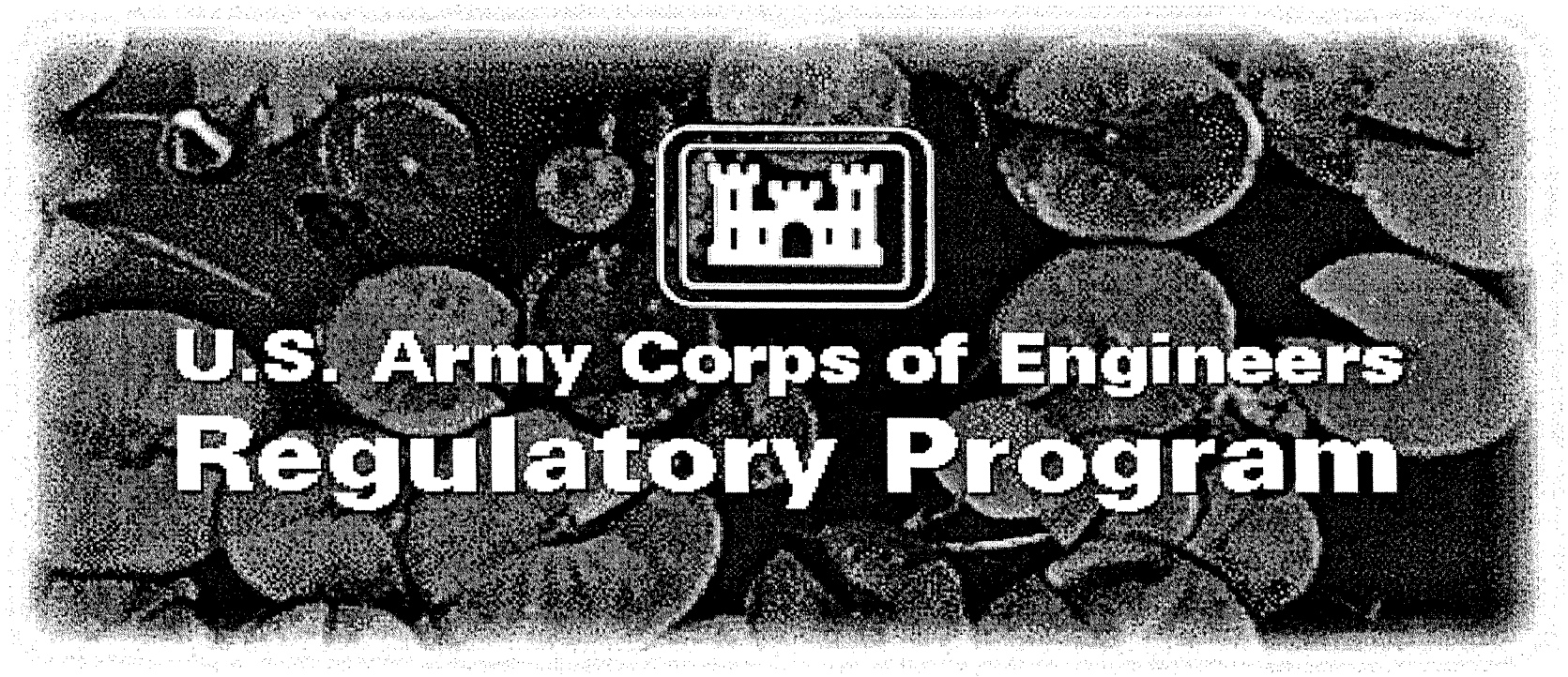
FIGURE 15. Conceptual Corridor Plan

Figure 11

Appendix E

Copy of PowerPoint Presentations from the February 26, 2004 Public Scoping Meetings

US Army Corps
of Engineers



SACRAMENTO DISTRICT, REGULATORY BRANCH

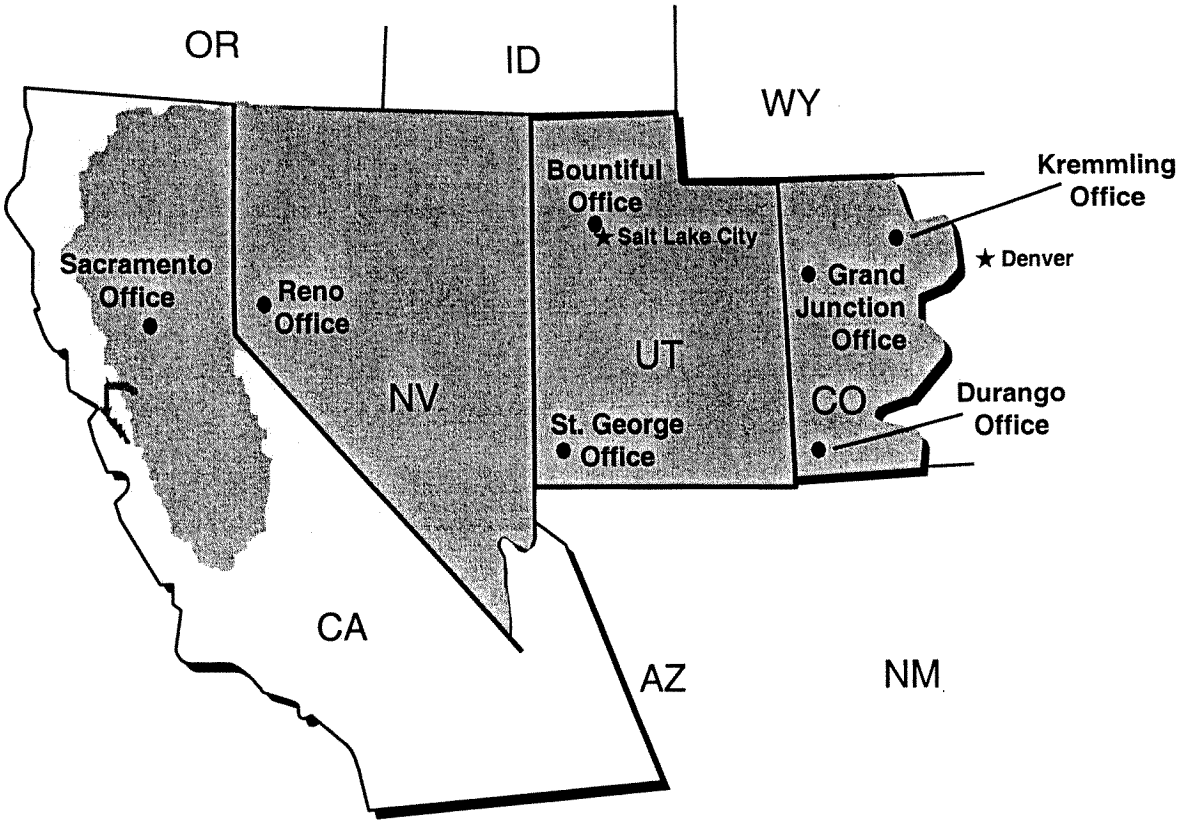
www.spk.usace.army.mil/cespk-co/regulatory

Corps Goals

- Educate the Public About the Process and the Regulatory Program
- Corps Involvement
- Seek Public Input

US Army Corps of Engineers

Sacramento District Regulatory Boundaries



SACRAMENTO DISTRICT, REGULATORY BRANCH

www.spk.usace.army.mil/cespk-co/regulatory

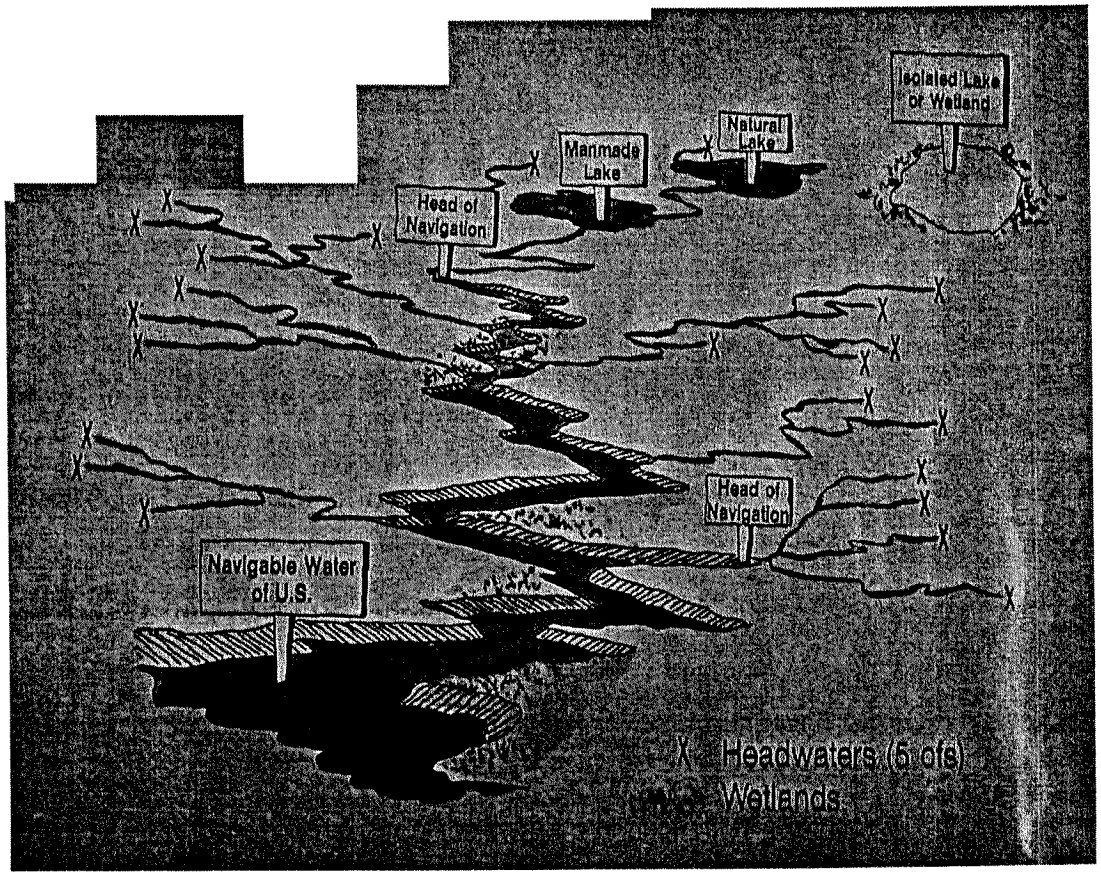
Clean Water Act

- Section 404 Clean Water Act
  - Requires that a permit be obtained from the Corps prior to discharging dredged or fill material into waters of the United States, including wetlands (waters)

US Army Corps of Engineers

Waters of the United States

- Waters of the United States consist of
  - All navigable waters and their tributaries
  - All adjacent wetlands to those tributaries



SACRAMENTO DISTRICT, REGULATORY BRANCH

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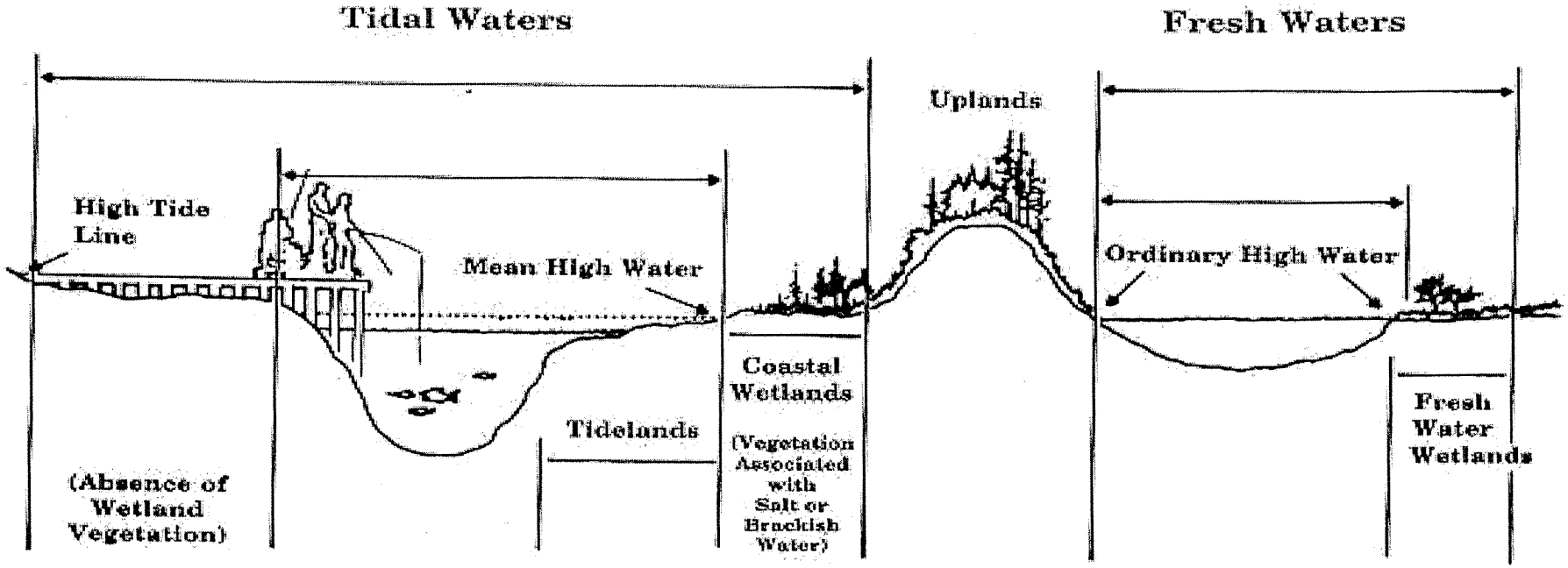
US Army Corps of Engineers

Corps Jurisdiction



SACRAMENTO DISTRICT, REGULATORY BRANCH

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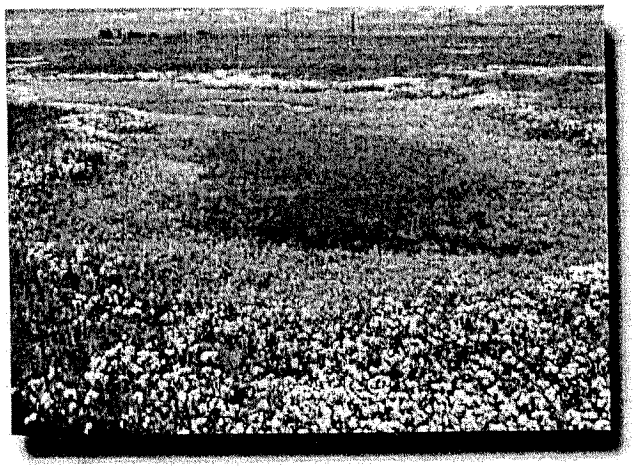
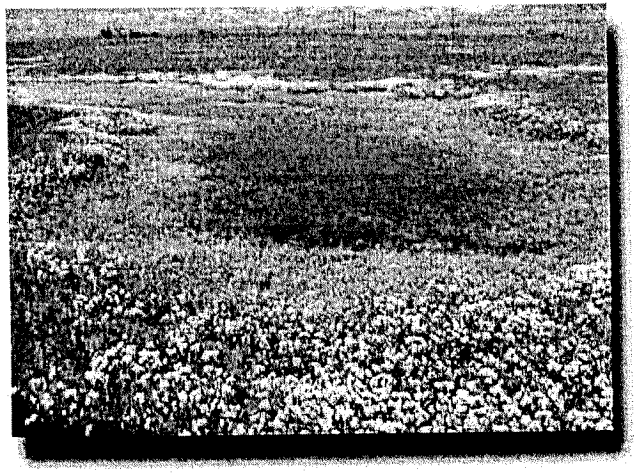
Defining Wetlands

- 3 parameter test
  - Wetland vegetation
  - Hydrology
  - Wetland soils



Types of Wetlands

- Types of wetlands include wet meadows, seeps, and vernal pools.



US Army Corps of Engineers

Wetland Function & Values

SOCIOECONOMIC

- Flood Control
- Wave Protection
- Erosion Control
- Groundwater Recharge
- Aesthetics
- Recreation
  - Hunting
  - Fishing
  - Sight Seeing
- Education/Research

ENVIRONMENTAL

- Water Quality
  - Pollution Filter
  - Sediment Removal
  - Oxygen Production
  - Nutrient Recycling
  - Chemical Absorption
- Aquatic Productivity
- Fish Habitat
- Waterfowl Habitat
- Wildlife Habitat

US Army Corps of Engineers

Typical Activities Requiring Section 404 Permits

- Site development fills for residential, commercial, or recreational developments.
- Construction of revetments, groins, breakwaters, levees, dams, dikes and weirs.
- Placement of riprap and road fills.
- Mining, channelization, ditching, or similar activities.

US Army Corps of Engineers

Corps Regulatory Involvement in Rio del Oro

- The Corps is not a Project Proponent or Opponent
  - The Environmental Process and Public Input is Important.
- The National Environmental Policy Act (NEPA)
  - Any Federal Action with a Potential to Significantly Affect the Human Environment Must Prepare EIS
  - Corps has Determined Potentially Significant Impact to approx 47 acres of wetlands and other Environmental Impacts

US Army Corps of Engineers

Corps Regulatory Decision Factors

- Decision to Issue or Deny Permit is Determined by the outcome of the an Alternatives Analysis and a Public Interest Determination
  - Alternatives Analysis
    - Project must be Least Environmentally Damaging Practicable Alternative (LEDPA)
  - Public Interest Determination
    - Extent of the Public and Private Need
    - Extent and Permanence of the Beneficial and Detrimental effects

Bottom Lines

- Educate the Public About the Process and the Regulatory Program
- Corps Involvement
- Seek Public Input
- We Seek a Balance Between Development and the Environment

US Army Corps of Engineers ®
Sacramento District

CITY OF RANCHO CORDOVA
CALIFORNIA

Rio del Oro
Development Project
Rancho Cordova, CA

Joint EIR/EIS

EDAW

February 26, 2004

Summary of Proposed Land Uses

Land Use	*Acres*
• Residential	1889
• Commercial/Industrial	447
• Open Space/Parks/Recreation/Public	402
• Lakes/Drainages/Wetlands	725
Total	***3,463***

Proposed Land Uses

Land Use	*Acres*
Residential	*1,889 (11,614 units)*
Commercial/Industrial	
• Village Commercial	30
• Shopping Center	50
• Mixed-Use	24
• Business Park	26
• Industrial Office	281
• Industrial Park	36
Subtotal	*447*

Proposed Land Uses Cont'd

Land Use	*Acres*
Open Space/Parks/Recreation/Public	
• Community Park	103
• Neighborhood Park	68
• Open Space	60
• Open Space Preserve	16
• Private Recreation	51
• Public Use	5
• Landscape Corridors	50
• Greenbelts	49
Subtotal	*402*

Proposed Land Uses Cont'd

Land Use	*Acres*
Lakes/Drainages/Wetlands	
• Lakes	31
• Drainage Parkways	122
• Stormwater Detention	109
• Wetland Mitigation Preserve	463
Subtotal	*725*
Total	*3,463*

Issues To Be Addressed In EIR/EIS

Potential Environmental Impacts Related To:

- Geology, Mineral Resources, and Soils
- Drainage, Hydrology, and Water Quality
- Air Quality
- Noise
- Hazards & Hazardous Materials
- Biological Resources
- Land Use and Planning

Issues To Be Addressed In EIR/EIS

Potential Environmental Impacts Cont'd:

- Socioeconomics
- Traffic & Transportation
- Utilities and Service Systems
- Parks and Recreation
- Cultural Resources
- Paleontological Resources
- Public Health & Safety

Issues To Be Addressed In EIR/EIS

Potential Environmental Impacts Cont'd:

- Visual Resources
- Agricultural Resources
- Environmental Justice
- Population and Housing

Additional Issues Considered In EIR/EIS

- Potential Cumulative Effects
- Potential Growth-Inducing Effects
- Irreversible or Irretrievable Commitment of Resources
- Relationship between Short-Term uses of the Environment and Maintenance and Enhancement of Long-Term Productivity
- Unavoidable Adverse Environmental Effects

Primary Issues of Environmental Concern

- ***Traffic & Transportation*** – congestion around Sunrise, Whiterock and Douglas, along with U.S. Highway 50
- ***Biological Resources*** – wetlands and elderberry bushes
- ***Hazardous wastes*** – contaminated groundwater and soil under remediation
- ***Air quality*** – effects from new commuters (homes & businesses)
- ***Noise*** – impacts to new sensitive receptors (schools) and impacts on new housing from being in the flight path to Mather Field

Joint EIR/EIS Process

CEQA	NEPA	Approximate Project Timeline
Notice of Preparation	Notice of Intent	February 5, 2004
Public/Agency Scoping	Public/Agency Scoping	February 26, 2004
Draft EIR	Draft EIS	Winter 2004/2005
Notice of Completion/ Notice of Availability	EPA Filing/Federal Register Notice	Winter 2004/2005
State Clearinghouse/Public Review	Agency/Public Review	45 days from publication date, Spring 2005
Response to Comments/Final EIR	Response to Comments/Final EIS	6 months from close of comment period, Fall 2005
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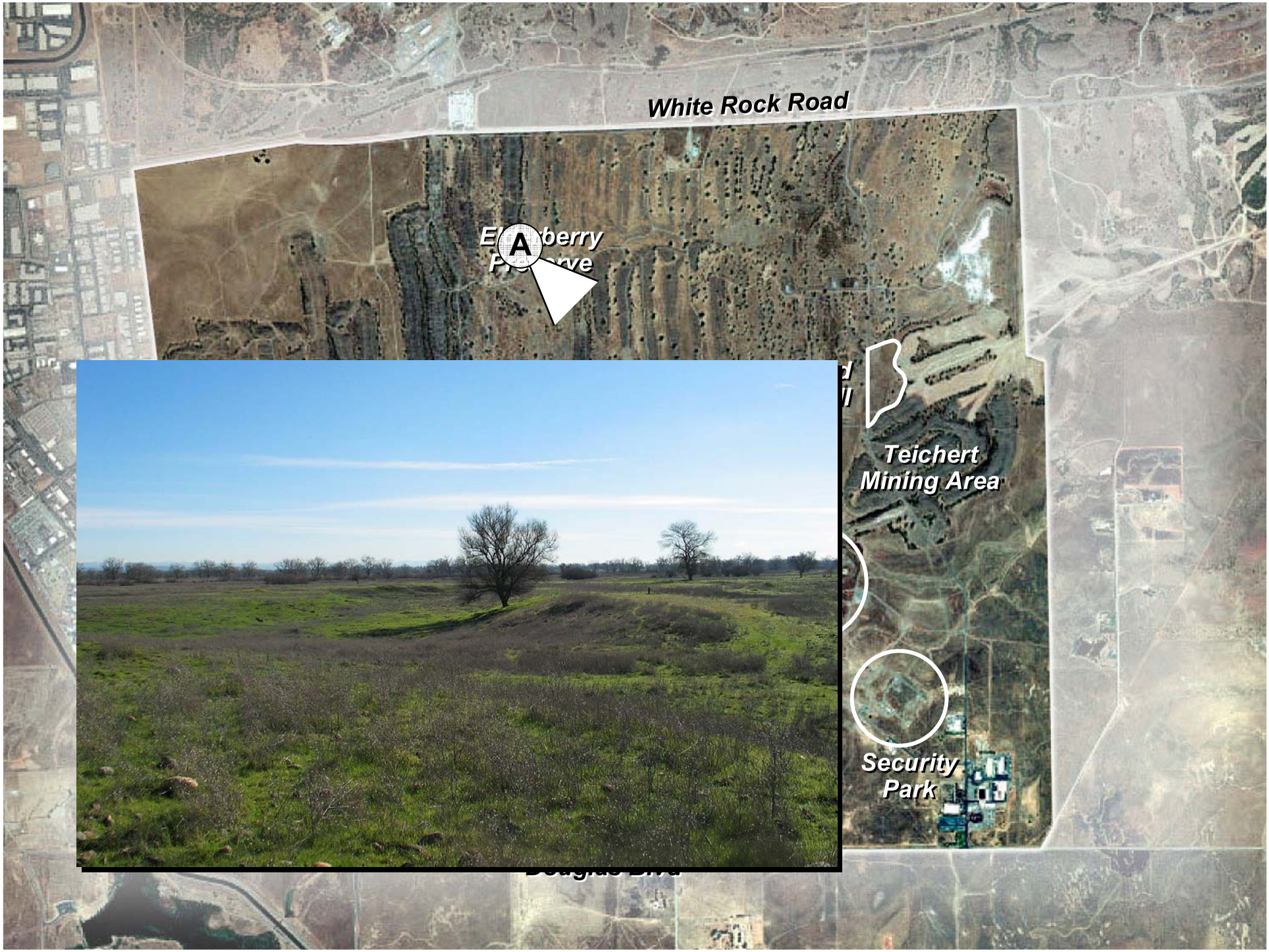
Certification		
Project Decision-Findings, Overriding Considerations, Mitigation Monitoring	Project Decision – Record of Decision [Upon completion of Section 7 and Section 106 consultation]	~90 days, Spring 2006
Notice of Determination		

Indicates opportunity for Public Review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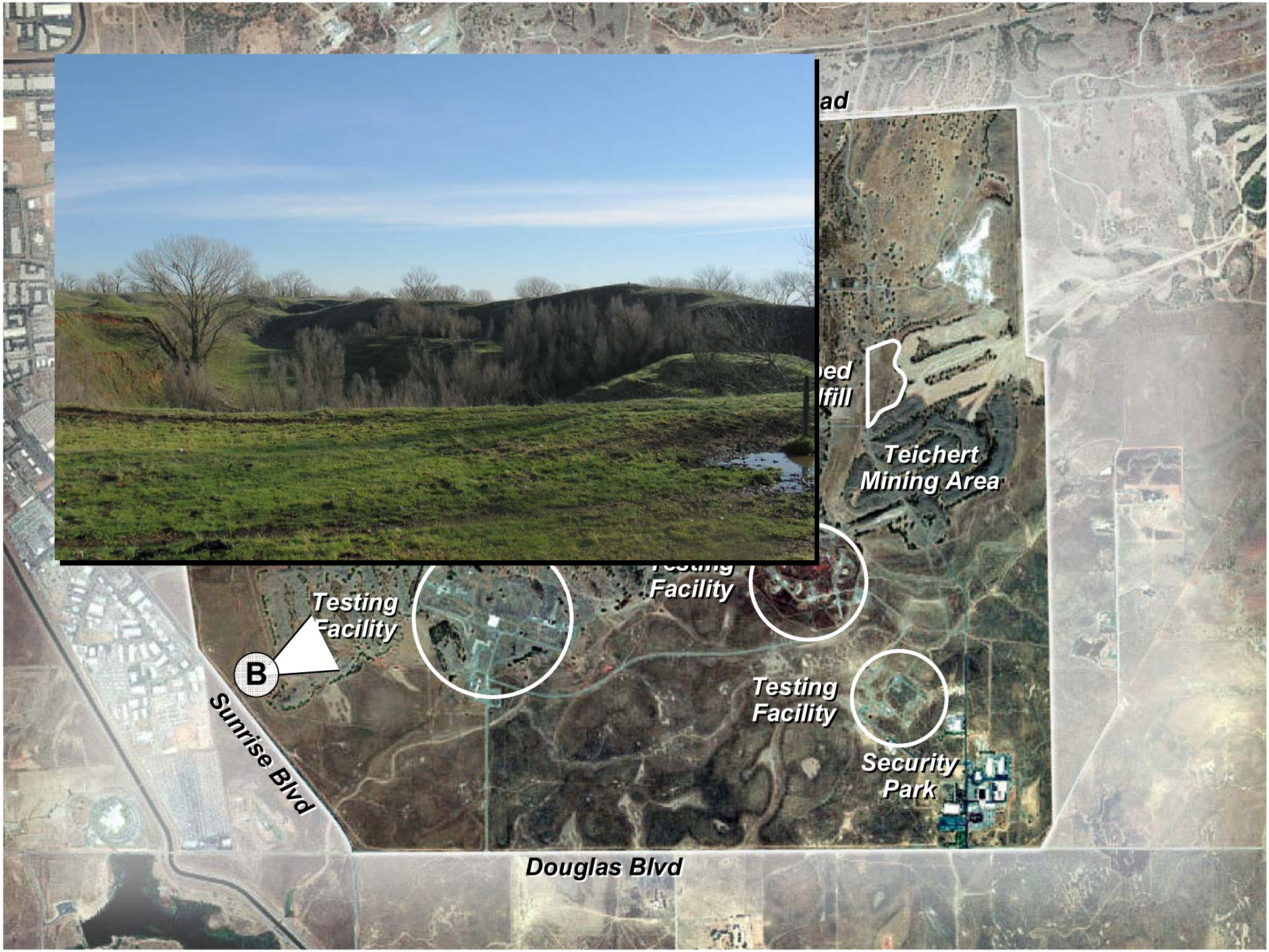
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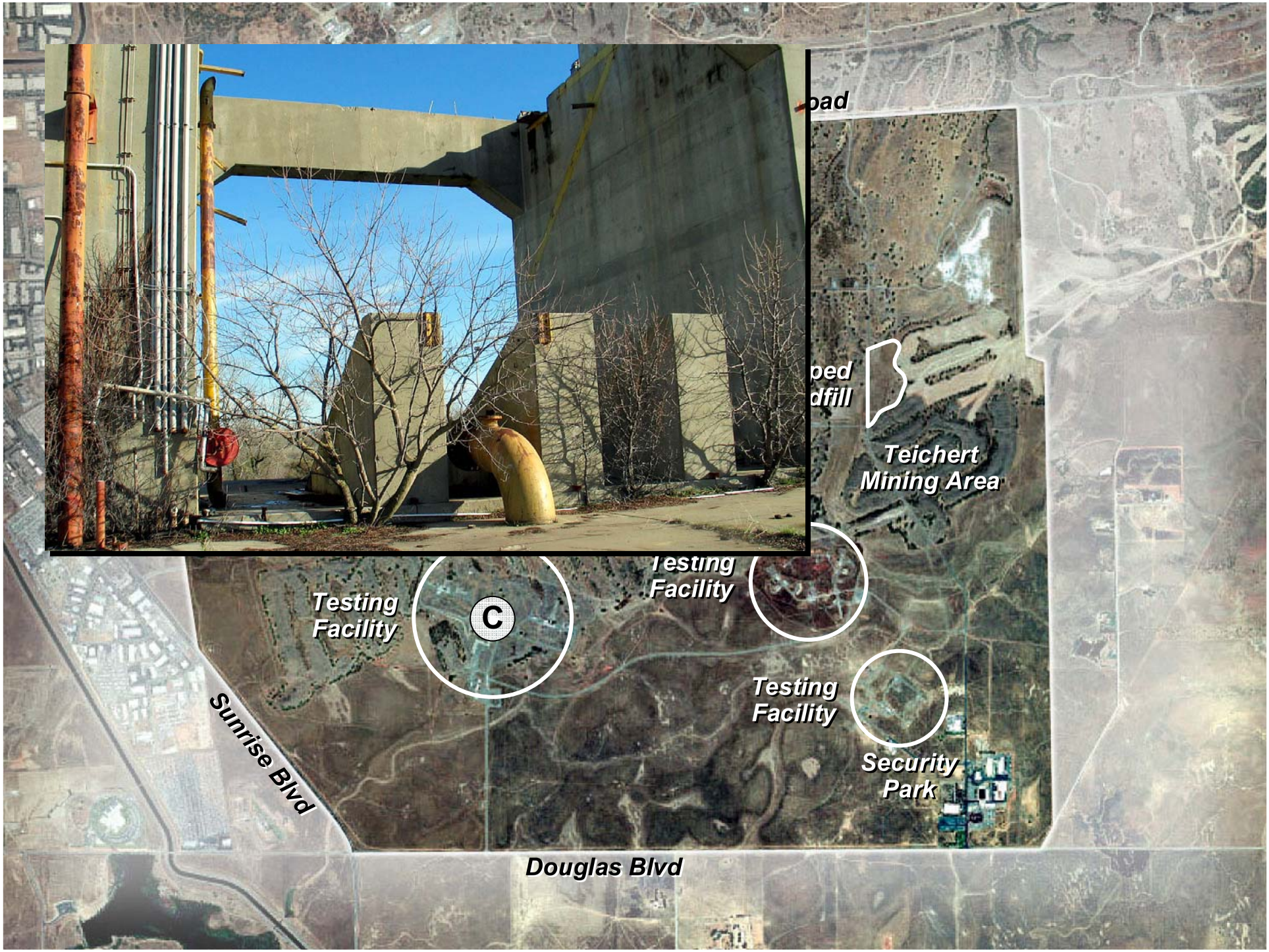
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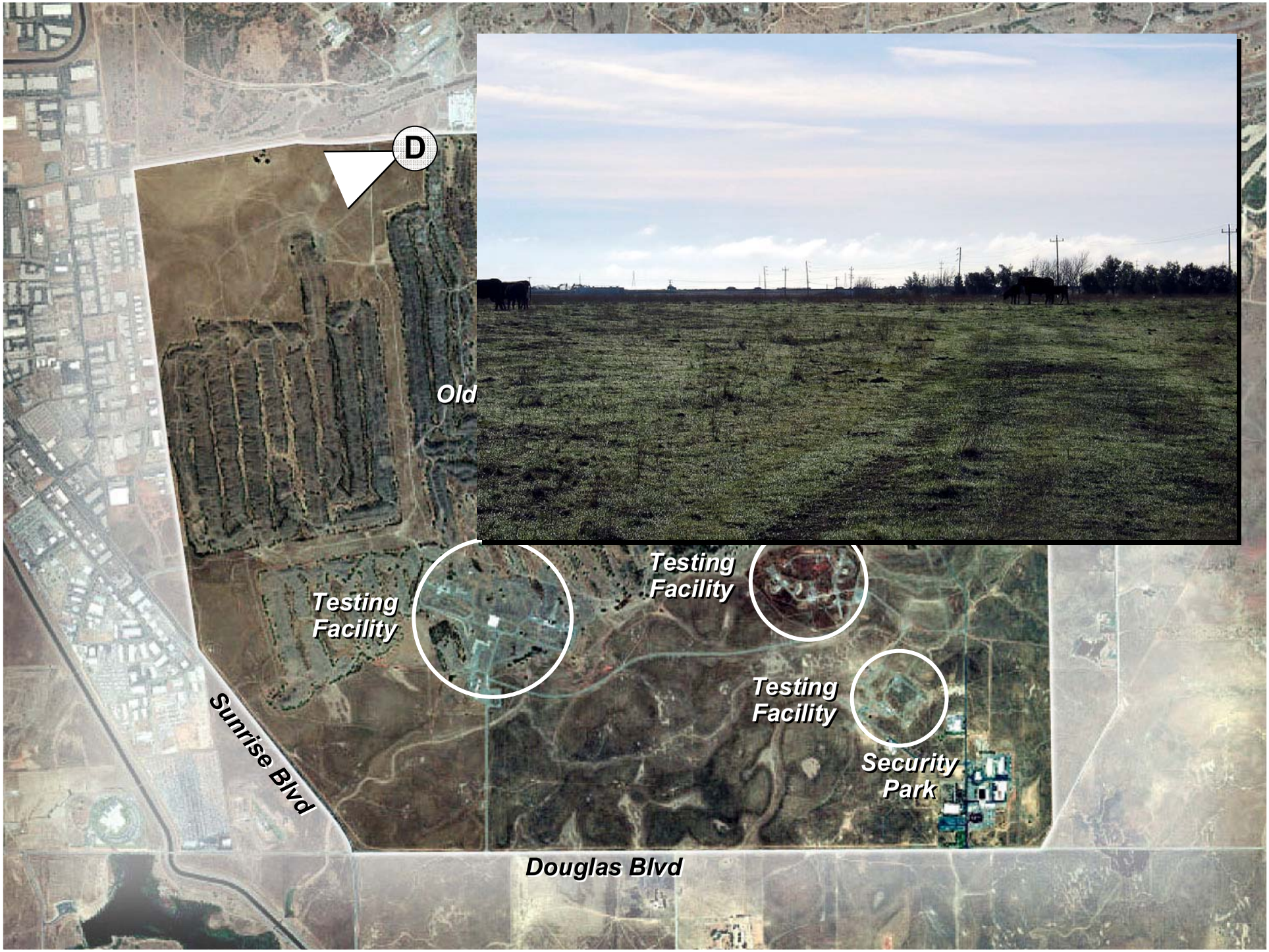
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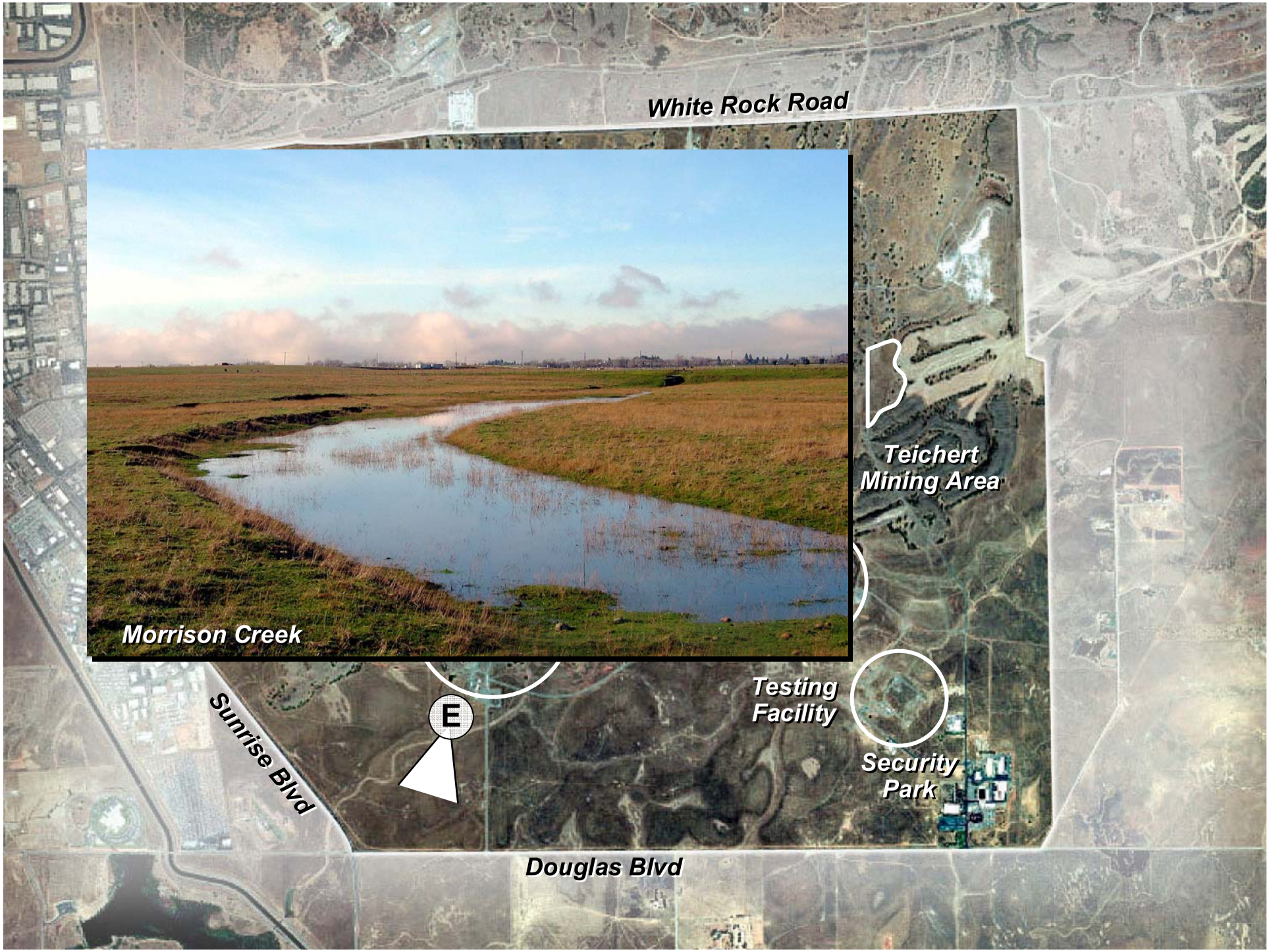
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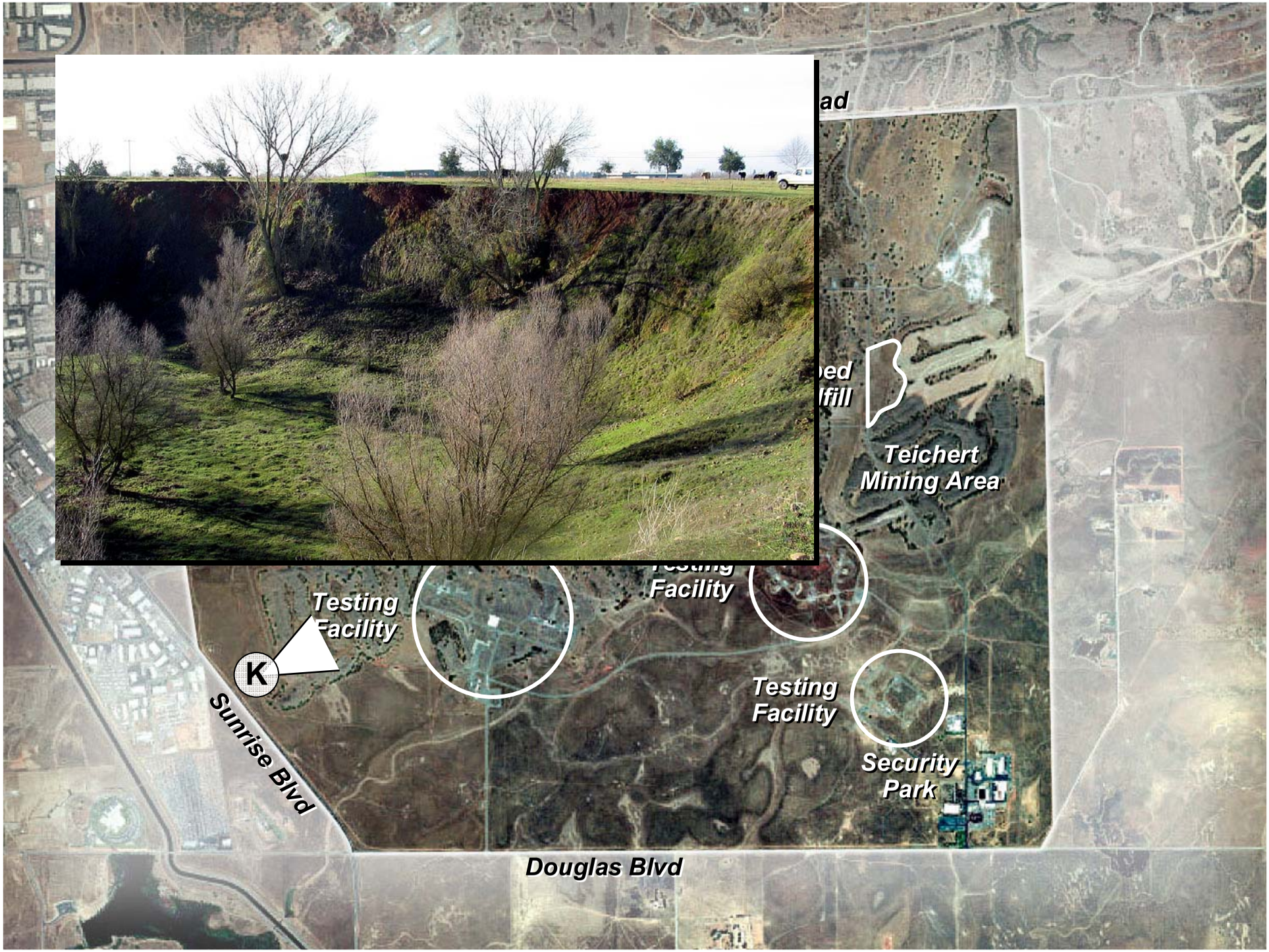
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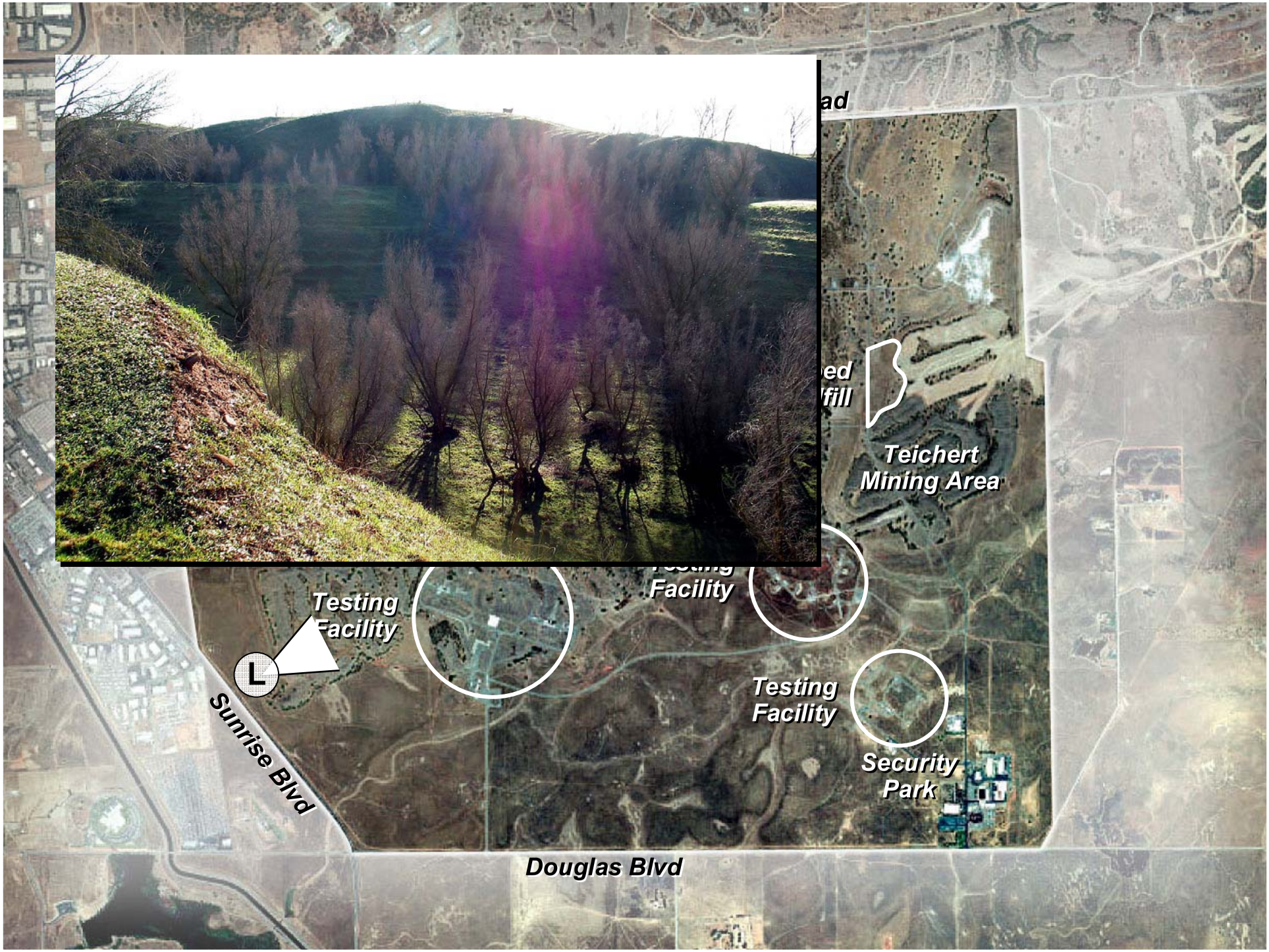
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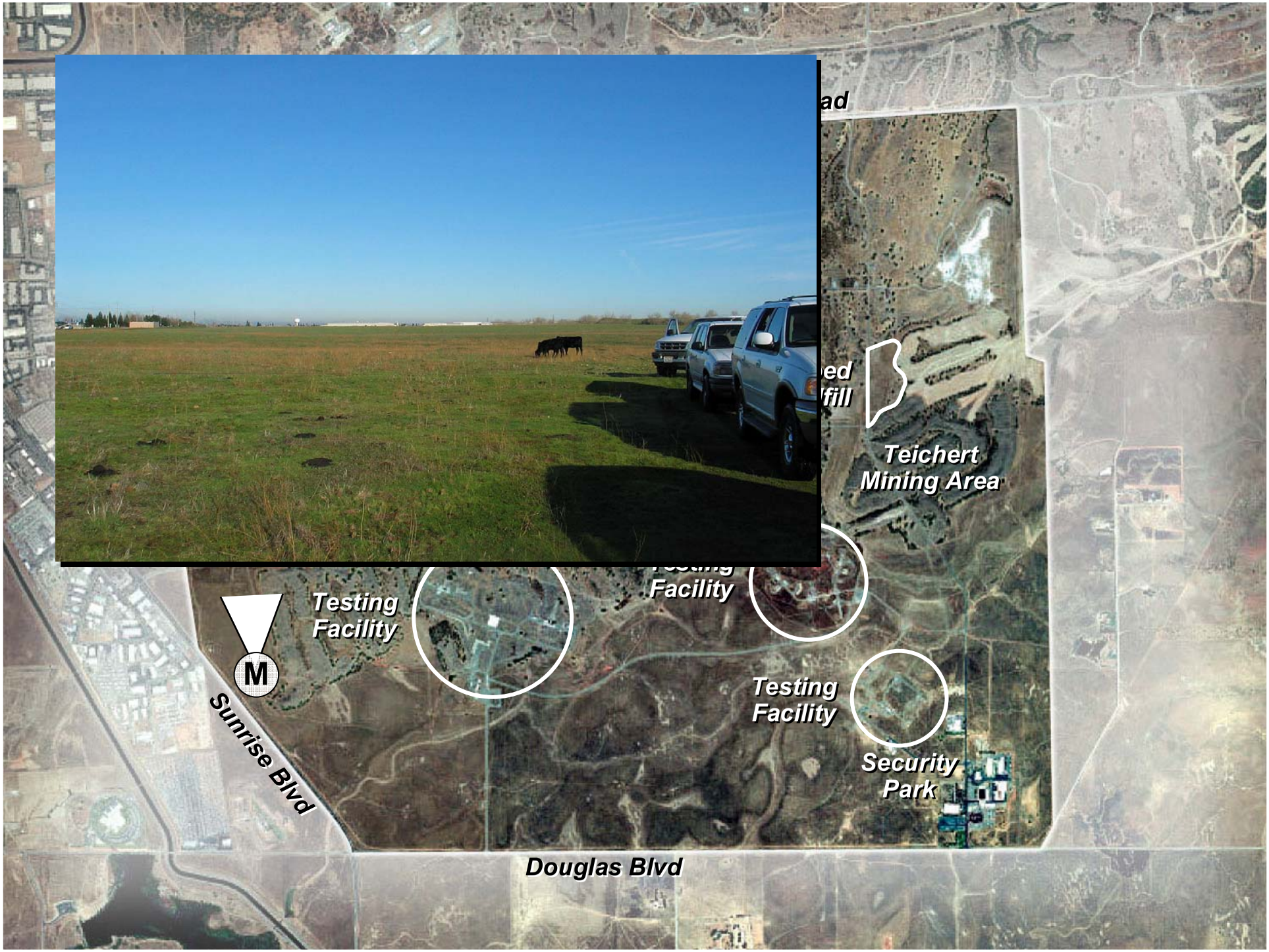
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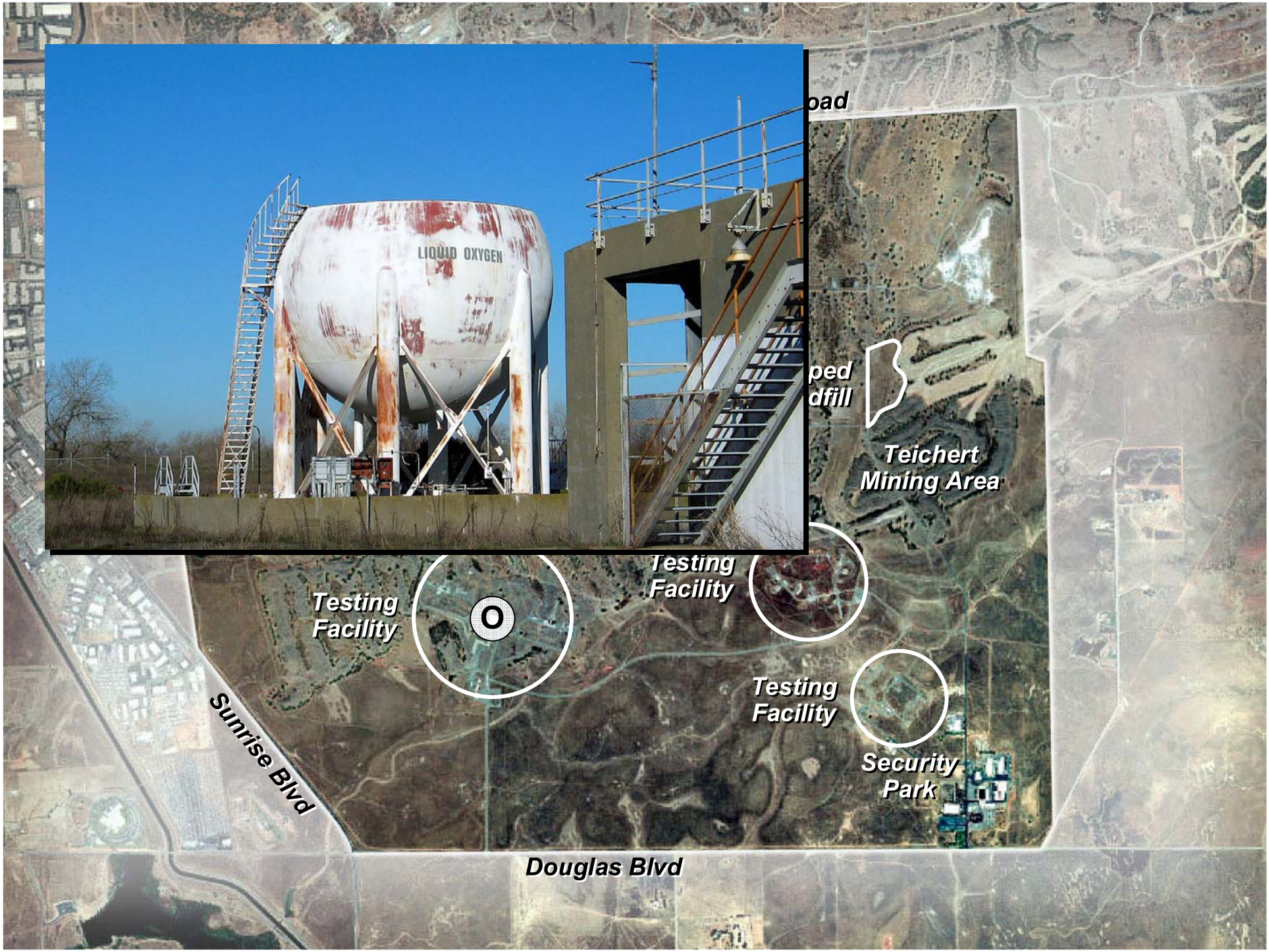
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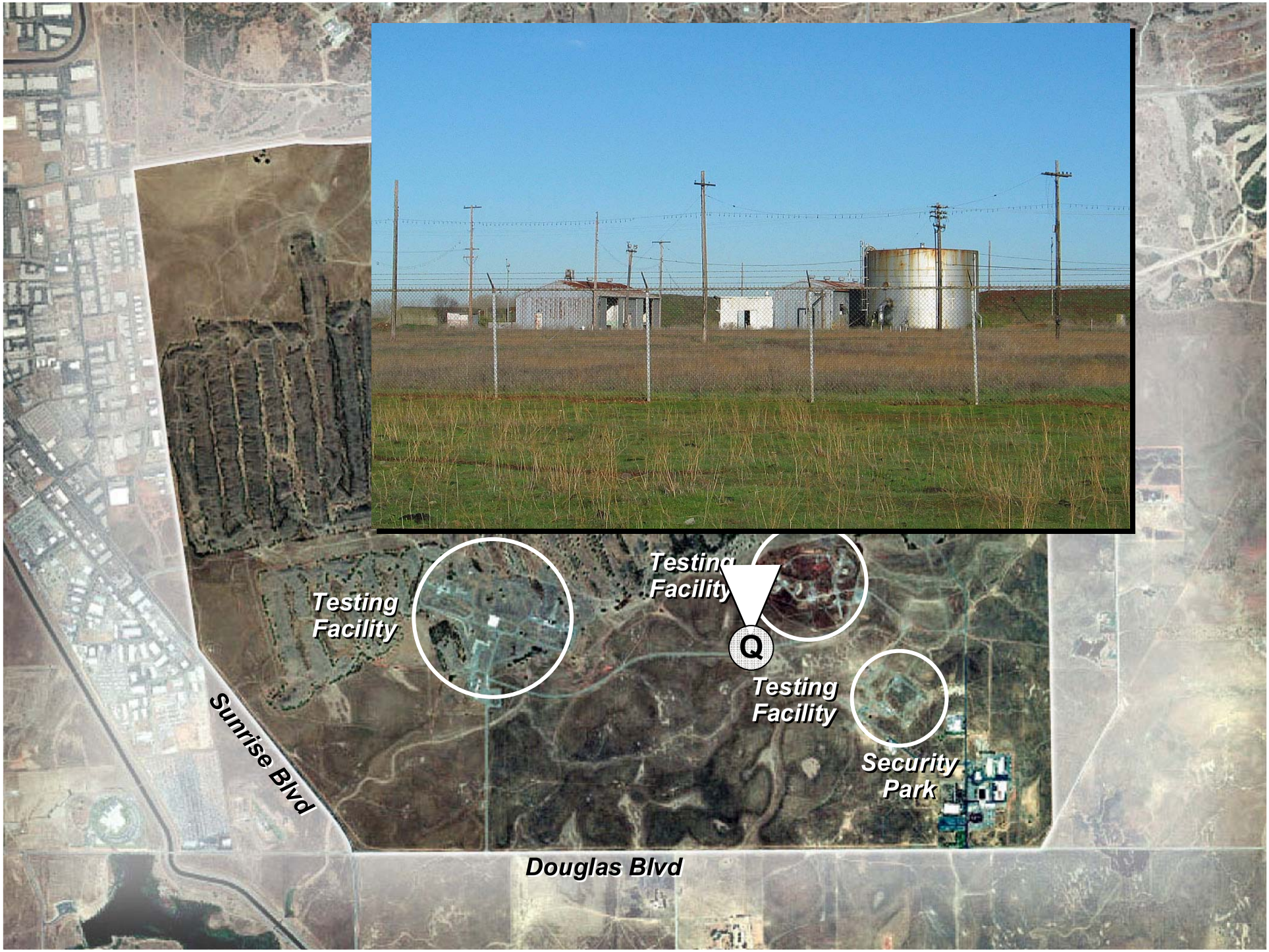
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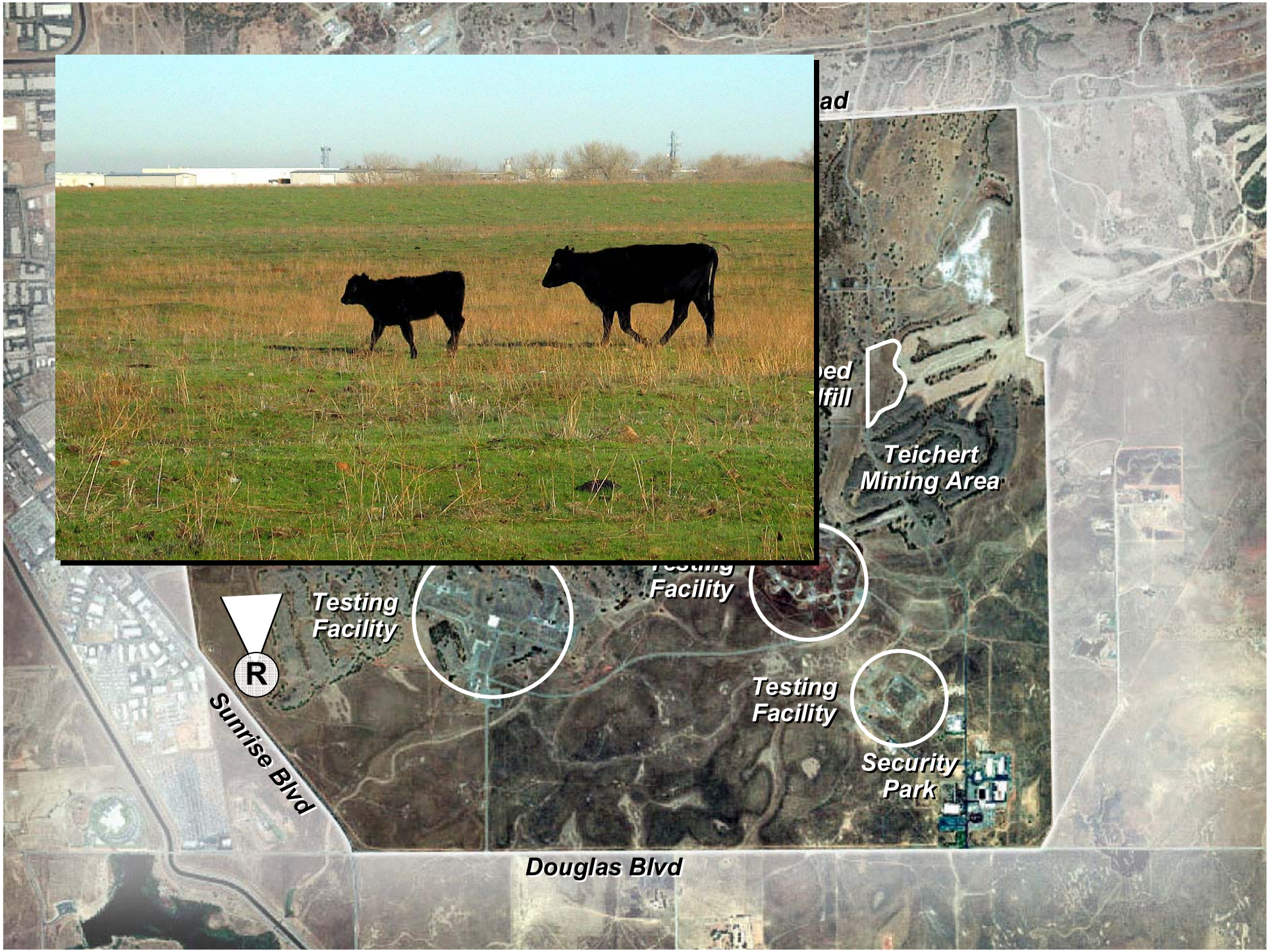
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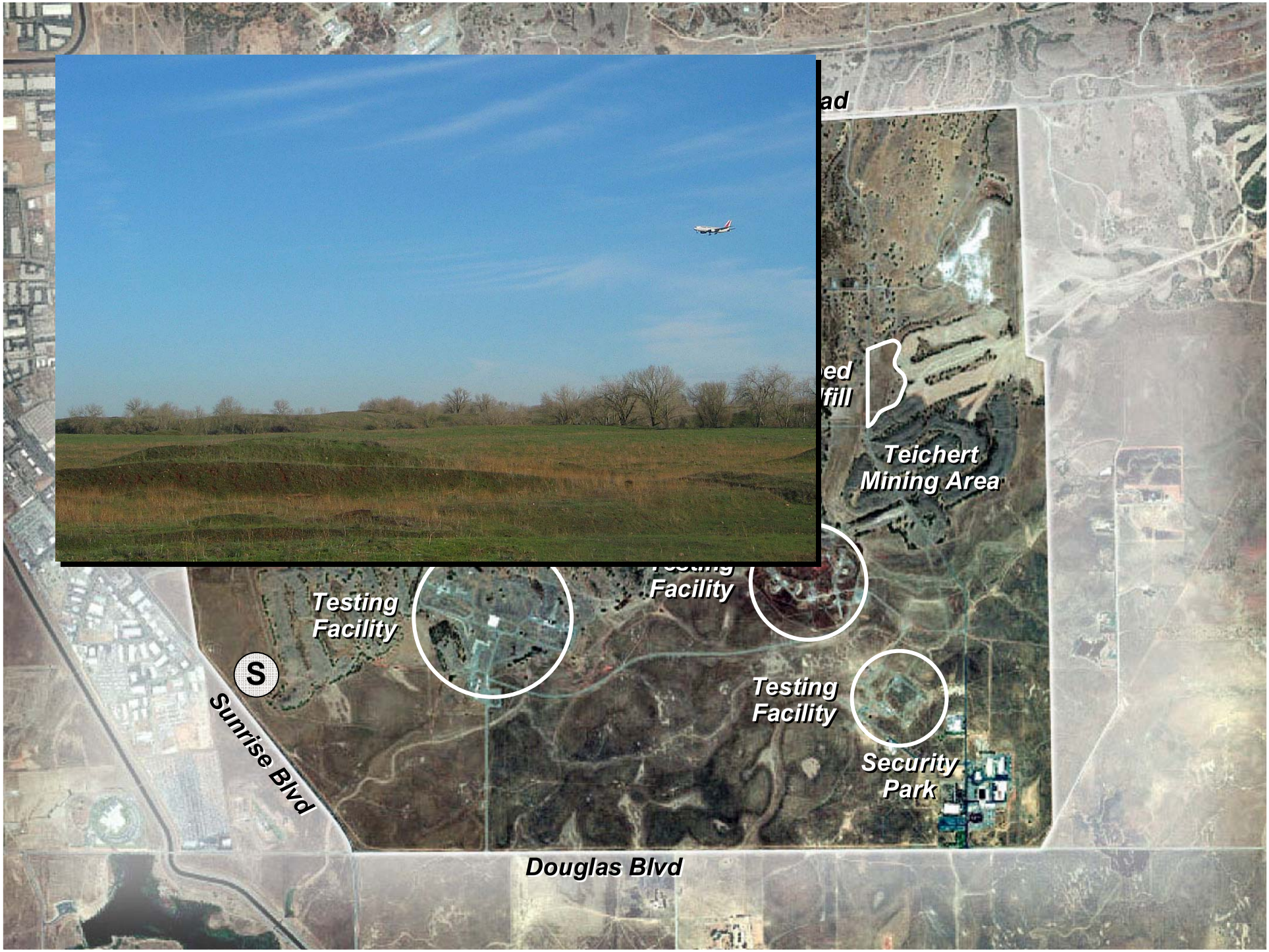
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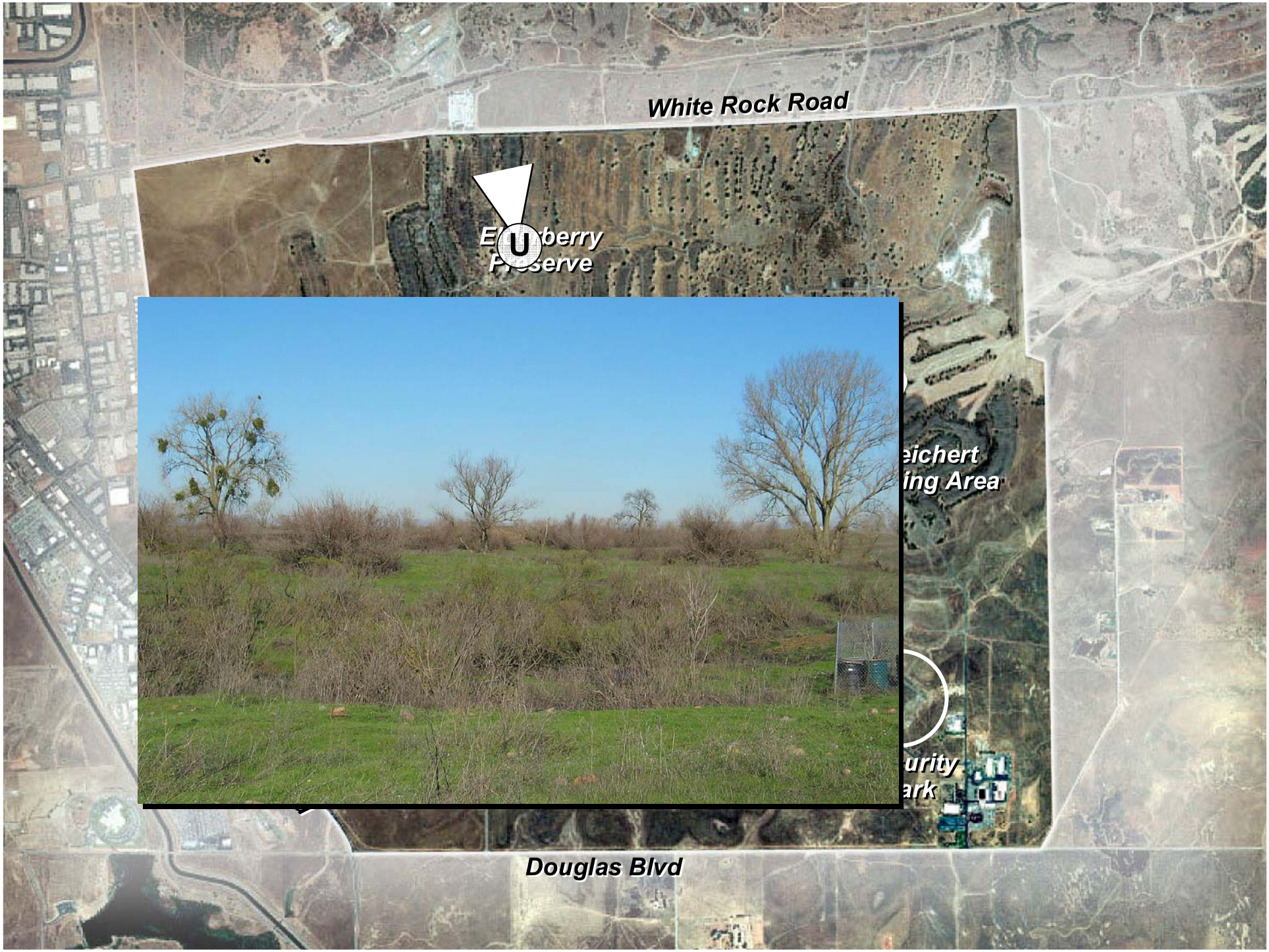
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Where we are in the CEQA/NEPA Process

CEQA	NEPA	Approximate Project Timeline
Notice of Preparation	Notice of Intent	February 5, 2004
Public/Agency Scoping	Public/Agency Scoping	February 26, 2004
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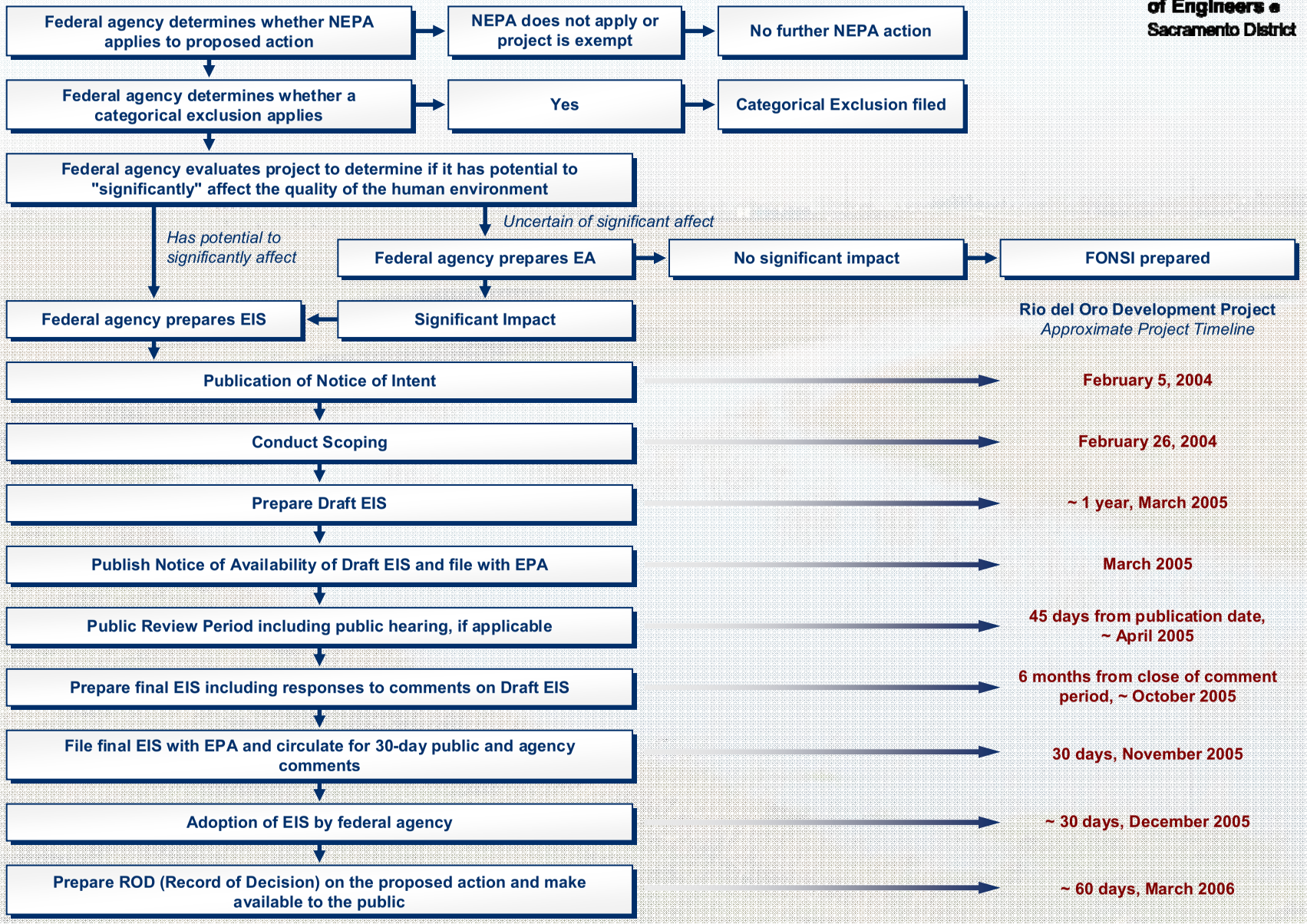
Project Decision-Findings, Overriding Considerations, Mitigation Monitoring		
Notice of Determination		

Indicates opportunity for Public Review

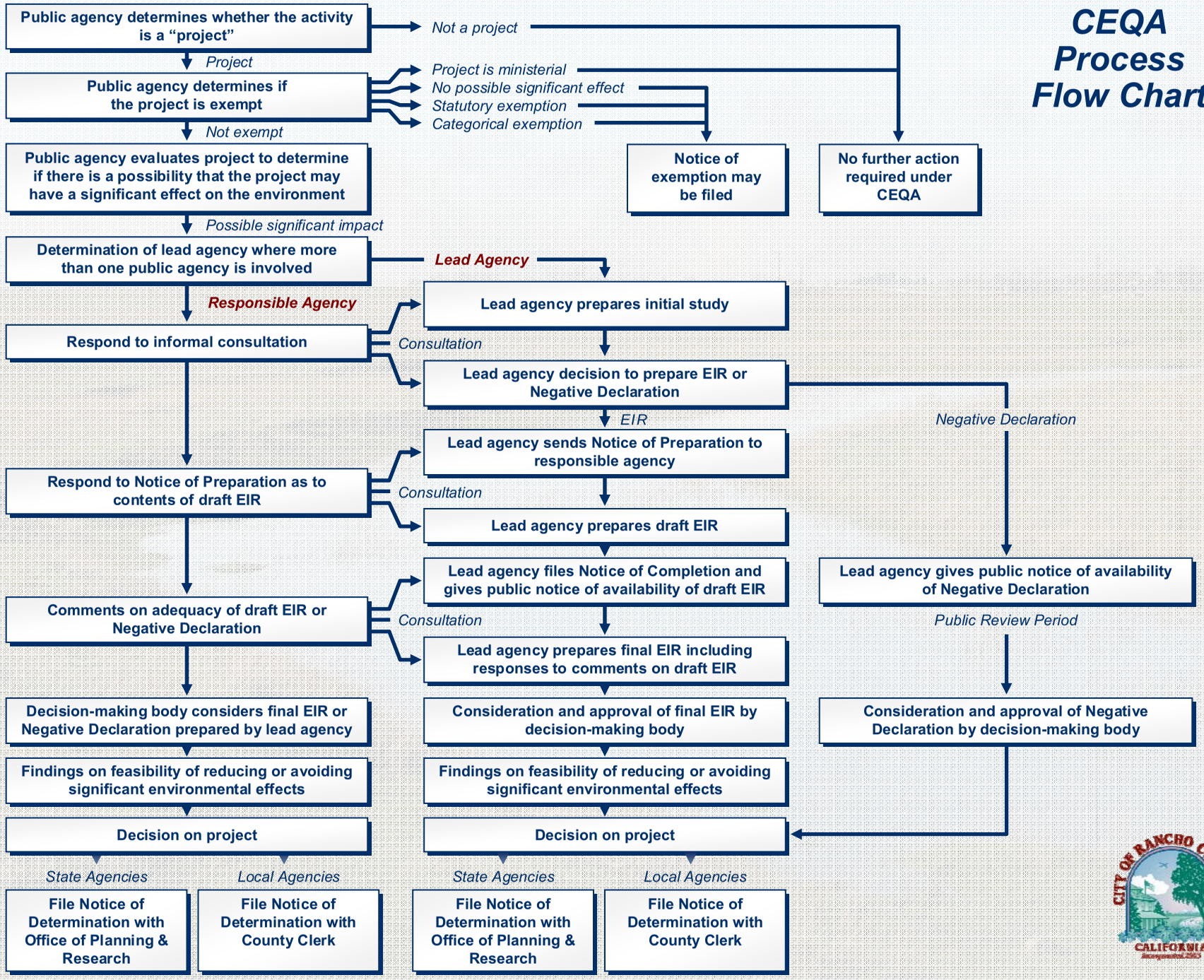
US Army Corps
of Engineers ®
Sacramento District
CITY OF RANCHO CORDOVA
CALIFORNIA
Thank you
EDAW

NEPA Process Flow Chart

US Army Corps of Engineers
Sacramento District



CEQA Process Flow Chart



Where we are
in the CEQA/NEPA Process:

Initiation of Public Scoping

Appendix F

Transcripts of the Public Scoping Meetings

CITY OF RANCHO CORDOVA

AND

U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DIVISION

RIO DEL ORO PROJECT

SCOPING MEETING

THURSDAY, FEBRUARY 26, 2204
2:00 P.M. AND 6:00 P.M.

COPY

REPORTED BY: ESTHER F. SCHWARTZ
CSR NO. 1564

ATTENDEES

CITY OF RANCHO CORDOVA:

PAM JOHNS
PATRICK ANGELL
BRETT SAMPSON
HILARY ANDERSON

U.S. ARMY CORPS OF ENGINEERS:

JUSTIN CUTLER
MICHAEL JEWELL
LISA CLAY
GARY BRITTER
DAVID KILLAM

EDAW:

FRANCINE DUNN
WENDY COPELAND

AUDIENCE AFTERNOON SESSION:

GILBERT ANGEJA
WAYNE LUNDSTROM

AUDIENCE EVENING SESSION:

WAYNE LUNDSTROM
PAMELA TERRY
ALTA TURA

---oOo---

RANCHO CORDOVA, CALIFORNIA

THURSDAY, FEBRUARY 26, 2004

AFTERNOON SESSION, 2:00 P.M.

---oOo---

MS. DUNN: Welcome to the Rio del Oro EIR/EIS scoping meeting. We have kind of an interesting format today. What we wanted to do is have the first 45 minutes or an hour an interactive workshop, where you can roam around and ask questions about the project and the process and rules and responsibilities, and then we all will gather back and give a short presentation and open it up for public comment.

We do have a Court Reporter here with us this afternoon that will be recording our comments.

So we wanted to go ahead and start the public workshop of it, and just feel free to mingle around and ask questions. We have representatives here this afternoon from the City of Rancho Cordova, which are Pam Johns, Pat Angell, Brett Sampson and Hilary Anderson. And we have representatives from the Army Corps of Engineers, and they are easy to spot because they are wearing logos. Justin Cutler is the project manager for the project. And so feel free to ask questions.

My name is Fracine Dunn. I work for EDAW, environmental consulting firm here in Sacramento. We have

been contracted by the City of Rancho Cordova to prepare the EIR/EIS. I am serving as the project manager for that project. So feel free to ask any questions about the CEQA and NEPA process.

I guess I should explain real quickly. This is a joint EIR/EIS with the U.S. Army Corps of Engineers as the federal lead agency and the City of Rancho Cordova as the California lead agency under CEQA. There is stuff out there, goodies, coffee and drinks and things. Feel free to help yourself.

(Break taken.)

MS. DUNN: First of all before we begin, does everyone who wishes to speak filled out a speaker card? Before we open the public meeting I am going to be calling people up if you wish to speak who have filled out the speaker card. If you haven't had an opportunity, there is a sign-in sheet over there.

If you weren't here earlier, I am Francine Dunn. I work with EDAW. We'ere an environmental consulting firm that's been contracted to prepare the environmental impact report and the environmental impact statement. The meeting today is the public scoping meeting for the Rio del Oro Project which is an approximately 3,400 acre mixed-use development project in Rancho Cordova, and in minute Pam Johns will explain the project in a more

detail.

But just real briefly, the purpose of the scoping meeting is to satisfy the requirements of CEQA and NEPA and to focus on the content and scope of the environmental document and also to obtain input on the range of alternatives that should be considered in the EIR/EIS. And as I mentioned earlier, this is a joint environmental impact report and environmental impact statement with the City of Rancho Cordova as the lead CEQA agency, California Environmental Quality Act, and the U.S. Army Corps of Engineers, Sacramento District as lead federal agency NEPA, National Environmental Policy Act.

I would like to turn it over right now to Pam Johns to explain the CEQA process, the City's role and the project.

MS. JOHNS: Thanks. I am just going to stand up here.

Thank you all for coming. I'm going to take just a couple of minutes to explain that this project is actually a response to an application request by both Elliott Homes and GenCorp with Aerojet to develop, as we mentioned, about a 3,800-acre piece of property. This application was originally submitted to the county and then after incorporation transferred over to the City. There are several entitlements that are requested. The first is

1 a general plan amendment for the entire land area. The
2 request is to go from existing designation as industrial
3 property to a mixed-use type of development, that includes
4 as you can see on this map, probably best, both single
5 family low density and medium density, commercial and
6 maintaining some industrial property, recreation and open
7 space and also public and quasi public land designations.
8 The second entitlement being requested is to amend
9 the existing special planning area for Aerojet, which
10 includes this property as well as -- what is the total
11 acreage of the land area over by SBA? Something like
12 2,400 acres. I don't know the exact number, but I can
13 look it up for you if anybody is curious. The special
14 planning area was approved by the County several years
15 ago. The proposed amendment, again, is to take the
16 existing designation out of industrial and consider a
17 mixed-used designation within the land area that is
18 consistent with the general plan request.
19 One of the other entitlements that is being
20 requested is to amend the urban limit line that was
21 adopted by the County. We haven't figured out exactly
22 what that is going to look like for the city yet, but is
23 yet another entitlement.
24 We also have a request for a development agreement
25 which the City doesn't yet have a copy of. As far as the

environmental process, both that entitlement and a public financing plan for the project are not necessarily critical for the environmental evaluation stages of the project. The entitlements that are being requested from the City will be processed at the conclusion of the environmental review process, between now and a year from now, 14, 16 months from now. We will be looking at, I am sure, amendments and making suggestions to the applicant on how that project might be improved, whether it is because of environmental impacts that are being identified or changes in market conditions, a lot of other things.

So you will see potentially some minor shift in acreages or densities, but likely not a real significant change from what you see here today.

We have just been notified by the applicant that they intend to come in with some tentative subdivision maps for what they are calling the Phase I, which is the western portion of the project, 1,100 acres. Right now we do not have tentative subdivision maps submitted to the City. However, by the time we get this project through for consideration by the City, we will likely have tentative subdivision maps for that area of the property.

One other thing I would like to mention is that staff has recommended that the applicant consider a specific plan document for this particular area. Again,

not a real significant impact on the environmental evaluation, but just something that will be coming down the pipeline.

The last thing I want to identify is what the City's process is. You have the environmental process for the evaluation of the project. It provides you the opportunity to participate here as the EIR/EIS is being prepared. We will also have public meetings for the entitlements that are being requested by the City and recommending that the applicant have at least one public workshop prior to any public hearings, but there are at least four public hearings on the project that will be required. Two at the Planning Commission level and two at the City Council level. There are several upcoming meetings, probably several months out after we had time to evaluate the entitlements and the environmental impacts.

I am happy to answer any questions you have about the project and also the applicant is here with several members of their design team in case you want some details that I cannot provide you with.

Does anyone have questions about the entitlements or the process that the City will be going through?

Okay. Great.

Francine.

MS. DUNN: Next I would like to introduce

Justin Cutler.

MR. CUTLER: Technical difficulties. Anyway, Justin is the project manager for the Corps of Engineers, Sacramento District and he, in a minute, will describe the rules and responsibilities of the federal process under NEPA.

I will just give it without my slides. I have a beautiful PowerPoint presentation for you before technical difficulties, but I think I can remember most of what I wanted to explain.

First of all, I am Justin Cutler. I am with the Corps of Engineers. The Corps of Engineers is a very diverse engineering organization. However, there is a unique branch called the Regulatory Program, which I work under. And the Regulatory Program administers Section 404 of the Clean Water Act.

Under the Clean Water Act any discharge of dredged or fill material into wetlands requires a permit. And there are three things that I really would like you to understand. One, it is important that we educate you in the process. I want to make sure that you understand our program as well.

The second thing is I want you guys to know why we are involved. And third and most importantly I want your public input. I want to know what you think about the

1 project. And again, the Corps of Engineers regulates the
2 discharge of dredged or fill materials into waters of the
3 United States.
4 I wish I had my slides with me.
5 Basically, again, there are three plain points. We
6 regulate the discharge of dredged or fill material. There
7 is about 74 acres of what we would consider waters of the
8 United States and wetlands that are regulated under the
9 Clean Water Act. The project itself as proposed would
10 impact about 47 acres of those. And under the National
11 Environmental Policy Act, as Francine mentioned, we have
12 to evaluate those impacts. If our action would have a
13 significant affect on the human environment, an EIS is
14 required. And the Corps, after looking at all the
15 potential environmental effects of the project, determined
16 that that's the appropriate NEPA documentation that needs
17 to be prepared.
18 Again, there is about 47 acres' worth of wetlands
19 that would be impacted, and other environmental effects as
20 well were considered.
21 So if anybody has any questions, I'm open. Anybody
22 have any questions about our program, what we do?
23 MR. ANGEJA: My name is Gilbert Angeja from
24 SMUD.
25 Can you just point out specifically the areas you

would be responsible for?

MR. CUTLER: We are actually responsible for looking at the environmental effects of the whole project.

MR. ANGEJA: When I was looking at it earlier, like the drainage, the parkway, are you going to be governing that specifically so if permits crossing them are required we go to the Corps of Engineers or --

MR. CUTLER: Yeah. Again, what this map doesn't show, there are wetlands scattered throughout the property and any project or any component of that project that would fill those wetlands or impact those wetlands need a permit from us. So we will evaluate those. We will evaluate all environmental effects in this NEPA document. That is why this scoping meeting is so important. It is the first step in our process. We really just want your good, honest opinions on this project.

One thing I can say, we're probably looking at maybe a two-year process to get to a point where the Corps of Engineers would issue a permit under the Clean Water Act. Many people have questions about how that permit is issued, there are two primary factors that we look at in issuing a permit. And for lack of a better term, you can actually consider those tests. One of those tests is an alternatives analysis.

1 Under the Clean Water Act we can only authorize the
2 lease environmentally damaging practical alternative. So
3 that is one factor that needs to be satisfied in order to
4 issue a positive permit decision. The other is the public
5 interest. We are required, as the Corps of Engineers, to
6 make a public interest determination. That public
7 interest determination is based on the extent of a private
8 and public need. It is also determined based on the
9 beneficial and detrimental effects of the project.
10 Any luck, Gary? I take that as no.
11 MS. DUNN: While they are doing that, would
12 you like me to chime in for a few things while waiting for
13 technology?
14 Just real quickly, I don't know how many of you
15 might have had a chance to look at the PowerPoint
16 presentation, but in it we basically had a summary list of
17 the issues we are going to be covering in the
18 environmental document. I will go through those real
19 quick. Geology, mineral resources, soils, drainage,
20 hydrology, water quality, noise, hazards, biological
21 resources, land uses, the whole gamut, everything in here,
22 including NEPA requirements, such as environmental justice
23 and some other areas that we will be looking into as
24 cumulative impacts and growth inducement, and then looking
25 at primary environmental impacts such as biological

resources, endangered species, wetlands, traffic, going on to U.S. Highway 50, the surrounding roadways, air quality, new commuters in the area, groundwater contamination, just the full range.

I just wanted to get that out real quick.

MR. CUTLER: Great points, Francine.

Our technical difficulties are solved. I may reiterate some of the stuff, but hopefully this will follow a little bit more logical process.

Again, just want to reiterate. I have three goals as a project manager in the Corps. That is educate people about the project so they can give good, meaningful comments about it. I also want you guys to understand our program.

Second of all, I want you guys to know why we are involved and I want to seek public input. Our district boundaries, our regulatory branch is nationwide. However, we are broken up into districts. Sacramento District covers the Central Valley of California, Nevada, Utah and the western slope of Colorado.

Under Section 404 of the Clean Water Act, it requires a permit be obtained prior to discharging any fill in those wetlands, as I explained earlier.

While not a great slide here, this kind of depicts our jurisdiction. It starts at all navigable waters,

which include the Sacramento River and American River. And our jurisdiction works its way upstream to all tributaries and all wetlands adjacent to those tributaries.

And this slide here kind of shows that entitled waters, our lateral jurisdiction extends to the mean high tide line. In a freshwater system, like this site here, such as Morrison Creek, it extends to the ordinary high water mark.

When we look at wetlands, we define them based on a three parameter test. We look at the course of vegetation to make sure that we have a wetland vegetation community. We look at hydrology to make sure it is a wetland, and we look at the soils to make sure they are exhibiting wetland soil characteristics.

Types of wetlands that you may be familiar with include wet seeps, wet meadows, and more commonly on this site, vernal pools which are on the right-hand side.

When we talk about impacts to these wetlands, we talk about the impacts to the functions and values of those wetlands. You might not be aware, but they do serve a lot of functions to us. Some of those are listed there, primarily water quality. Many of these wetlands act like Mother Nature's kidneys. They will filter a lot of the pollutants out.

1 Typical activities that require a Section 404 permit
2 include residential development such as this, also
3 includes rebuttments, groins, breakwaters, levees, dams,
4 riprap, again, any fill in those wetland areas.
5 Our goal, again this is one of the goals, I make
6 sure you understand. The Corps is not a proponent nor
7 opponent of the project. We want to make sure that the
8 project itself just goes through the process. Again,
9 under the National Environmental Policy Act, NEPA -- we
10 have an acronym for everything -- any action, federal
11 action such as ours issuing a permit under the Clean Water
12 Act, that would significantly affect the human
13 environment, could potentially affect the human
14 environment requires the preparation of an EIS. Again, we
15 have determined that a large impact to wetlands and other
16 potential significant impact brings us into that realm of
17 the EIS.
18 Again, our decision process, the decision whether to
19 issue or deny a permit is based primarily on two tests.
20 One, the alternatives analysis. The project must be the
21 least environmentally damaging alternative, practical
22 alternative. Also, look at public interest. In looking
23 at the public interest it is the extent of the private and
24 public need. Also, it is the extent of the permanence of
25 the beneficial and detrimental effect of the project.

Again, just to kind of reiterate and make sure you understand the process. We make sure you understand why the Corps is involved because the Corps is not involved in every project. I want your input is probably the most important thing and, in general, we as the Corps under the Clean Water Act try to balance good development and good environmental protection. That is our main goal.

And with that, any other questions you have I would be glad to answer.

MS. DUNN: I guess no questions for you, Justin. I guess you are free for now.

Basically, we'll go ahead and open up the meeting here. And Wayne Lundstrum with SMUD.

MR. LUNDSTRUM: Thank you, all. My name is Wayne Lundstrum. I am with SMUD, and Gilbert Angeja also is here. We are piggybacking right now to what the Corps is doing. Reason we are doing this is that we're going to impact the area if the project goes through. We would like to bring it out to the public as soon as possible to let you know what we are planning, and right now we just have a tentative plan, which is right here.

We have 11,000 homes and commercial. You are going to have multipurpose use of the thing. We are going to need some electricity to run it. We would like for everybody to have solar on their roofs. That would be

great. Even with that you are still going to need electric. Right now Gil has put together what we call a very tentative plan, kind of gives you a general idea. Nothing is set in stone. Which calls for three electrical substations roughly in these areas. What they are called are load centers. Each electric substation is made to handle so much output that is needed in the area. If you have residential, you can go so far. If you have heavy commercial or schools, which take a lot more, your area's getting a little bit smaller.

Also, we try to maximize the efficiency. The fact is we don't try to run our substations at full value, a hundred percent. What that means is if one of these sites were to go down, there is some other sites, a new site going down here and another site over here, that a lot of the area -- if the substation went down, we could draw off, we can boost the output of the other substations to take this up. So you may be out for two hours, but you are not out for two weeks. This is what we try to do.

And right now we are not having a lot of problems siting our substations. SMUD has a principle that one would like -- hide them out in the middle of nowhere, where nobody can see them. That is pretty impractical because they are not needed. Secondly, in industrial areas, if you have industrial areas, that is one of the

first places we look. Then come commercial, and at the very least come residential. Every once in a while we do put them in residential. If you have a very large area of residential and commercial, something has to feed that.

Surprisingly, we get along very well with our neighbors. We've got some in the Pocket area, some in Elk Grove which has houses on two and three sides of them. There doesn't seem to be a problem. One of the things we are running into right now to connect these stations is having overhead lines. Now the internal, everything what they call 12 kV, what comes into your neighborhood basically is all underground, so you won't see the redwood poles. But in order to supply the substations, we run what they call 69 kV lines. Because these are larger voltage, they are very difficult to bury, and the cost of burying them is something five to ten times higher than overhead.

It doesn't say they can't. Elliott Homes has been the forefront of this in Folsom where they have buried some of the cables. One of our conditions that we will, SMUD ratepayers pay the cost to overhead. If the area decides to put it underground, they make up the cost of putting it underground. It's an alternative. We just wanted to bring this up to anybody. I don't want to go much further than that. It is a very limited, very brief

thing.

If you have any questions, Gil is here and I am here, and we will be able to answer any of yours, and I appreciate the Corps for letting us come here and make this small presentation.

Questions?

Thank you.

MS. DUNN: Is there anybody else that would like to speak?

Anybody have questions of the City or the Corps?

I guess not. Well, for any of you guys who really want a repeat performance this evening, we have another meeting scheduled at 6:00 tonight at Mills Station. I guess that's it, and we thank you for coming to the scoping meeting.

(Afternoon session concluded at 3:10 p.m.)

---oOo---

MILLS STATION

RANCHO CORDOVA, CALIFORNIA

EVENING SESSION, 6:00 P.M.

---oOo---

MS. DUNN: Good evening. Thank you for participating in the scoping meeting tonight. My name is Francine Dunn. I work for EDAW, an environmental consulting firm that has been hired to prepare an environmental impact report/environmental impact statement. I am serving as project manager on this project. And we are here tonight for the scoping meeting for the Rio del Oro Project, an approximately 3,400-acre project out in Rancho Cordova, mixed-use development, and this is a scoping meeting to basically focus on the scoping contents of the environmental document, to obtain input on the range of alternatives to be considered in the EIR/EIS and to satisfy the requirements of the California Environmental Quality Act and the National Environmental Policy Act.

I will turn it over to the City of Rancho Cordova right now, Pat Angell, and he is going to explain the post project and also the CEQA process and rules and responsibilities of the City.

MR. ANGELL: Thank you, Francine. I am Pat Angell, the project manager from the City of Rancho

1 Cordova for the EIR/EIS. Basically, the City is going to
2 act as the state lead for CEQA, the California
3 Environmental Quality Act. The project request before the
4 City is the general plan amendment for approximately 3,800
5 acres, to change the land use mix from what is currently
6 intensive industrial to a mix of residential, commercial
7 and industrial and open space uses.
8 This request also includes an amendment to the
9 Aerojet special planning areas, to move some mixed-uses as
10 well as an adjustment to the urban policy area boundary.
11 The request also includes a public facilities plan and a
12 development agreement. The environmental document will
13 address all of these actions associated with the project.
14 Currently the status of the application, the
15 development agreement and financing plan are currently
16 being worked on, but the applicant has submitted materials
17 and land use diagram that are currently being utilized in
18 the environmental review process. The status requested
19 that instead of the special planning area process set
20 forth in the zoning code, that we would like to see a
21 specific plan developed for the project to provide a more
22 comprehensive analysis and policy document for the future
23 development of the area.
24 Again, this is a proposed project. Nothing has been
25 approved. It is under consideration by the City as part

of its local entitlement process. We expect there will be at least four public meetings, hearings on the project before the Planning Commission and City Council. There would likely be additional meetings associated with the environmental review process, likely have a meeting to receive comments on the adequacy of the Draft EIR/EIS once it is released. The current expectation that will be the winter of this year/next year, basically the winter of 2004-2005.

With that, I will turn it back to Francine, unless anybody has any questions about the entitlement process and where the City currently stands on the process.

MS. DUNN: Thank you.

Now I would like to turn it over to Justin Cutler, who is project manager with the U.S. Army Corps of Engineers, Sacramento District. They are serving as the federal lead agency under NEPA.

MR. CUTLER: Sort of make you turn your heads here.

Good evening.

As Francine said, I am Justin Cutler. I work for the Army Corps of Engineers. The Army Corps of Engineers is a multifaceted engineering organization. However, there is a unique branch called the regulatory program that deals with environmental issues, particularly with

1 regulating Section 404 of the Clean Water Act.
2 There is three primary goals or messages I believe
3 are important for you to understand. One, the Corps would
4 like you to be well-educated about the public process and
5 regulatory program in general. Second of all, we want you
6 to know why the Corps is involved in Rio del Oro. Not all
7 projects the Corps is involved in. And third, probably
8 most importantly, is we want your input. We want to know
9 what you think about the project.
10 First of all, the Sacramento District is just one of
11 many districts in the nation, regulatory program that is.
12 We cover the Central Valley of California, Nevada, Utah
13 and the western slope of Colorado.
14 Again, we primarily regulate Section 404 of the
15 Clean Water Act which requires a permit, by law requires a
16 permit for any dredged or fill material into waters of the
17 United States. Sometimes we refer to it as water. Waters
18 of the United States consist of all navigable waters. In
19 this area you are talking about mostly the Sacramento and
20 American Rivers. It includes all their tributaries and
21 any adjacent wetlands to those water bodies.
22 Our Corps jurisdiction, for this particular project
23 there is no tidal influence within it. And if tidal of
24 navigable waters, our jurisdiction extends to the mean
25 high tide line. Freshwater systems like Morrison Creek

that runs through this project extends to the ordinary high water mark.

Those adjacent wetlands that I spoke of earlier, we define wetlands based on a three-parameter criteria. We look at wetland vegetation. We look at hydrology. We have to know if it is wet and we look at the soil to make sure they are exhibiting wetland's soil characteristics as well.

Some common types of wetlands that you may have seen include wet meadows, seeps and more commonly on this project we do have a lot of vernal pools.

Oftentimes we talk about the impacts to wetlands. What we refer to is the wetland functions and values, what they provide for society, for socioeconomic and environmental, and break them up into those two categories. Primarily wetlands provide enormous benefit to water quality. I say this often, but they're Mother Nature's kidneys. They filter and remove sediment and other pollutants. Typical activities requiring Section 404 include residential development and other fills such as riprap and road fills.

That second goal that I mentioned earlier, why is the Corps involved or -- I'm sorry, why we are involved in Rio del Oro. The first thing I would like you to understand that the Corps is in a unique position. It is

1 not a proponent or opponent of the project. We just want
2 to make sure the process runs as it is supposed to. The
3 public input is the most important thing.
4 Under National Environmental Policy Act, NEPA, any
5 federal action which potentially and significant affect
6 the human environment requires the preparation of an EIS.
7 And we've determined, based on the number of impacts to
8 wetlands, and potentially other significant impacts that
9 an EIS is the appropriate environmental review document.
10 One question that always comes up is, how do you
11 make a permit decision? Well, the decision to issue or
12 deny a permit is determined based on two tests, if you
13 will. One is the alternative analysis. We have to
14 demonstrate according to the 404(b)(1) guidelines that
15 project is the least environmentally damaging practicable
16 alternative. We also have to ensure that the project is
17 not contrary to the public interest.
18 And when we look at the public interest, we look at
19 the extent of the public and private need. We also look
20 at the beneficial and detrimental effects, and we weigh
21 those. Bottom lines here again are, I want to make sure
22 everybody is educated about the project. We are in the
23 early stages of it, but we do want to disclose what we
24 know about the project. We want you to know why we are
25 involved, again under NEPA, and the Clean Water Act which

is the reason why the Corps is involved. We want to seek your input. That is the most important part about this scoping process.

In general, when we issue a permit, we seek balance of the development and the environment.

And that is it for my presentation. If anybody has any questions I would be glad to answer them. A lot of familiar faces out there.

MS. DUNN: Okay. Well, if no one has any questions. Anyone who wishes to speak, please fill out a speaker card and when you do speak if you can state your name clearly and who you are with for the Court Reporter. And, I guess I will open it up to public comments, and we have one speaker so far.

Wayne Lundstrum with SMUD.

MR. LUNDSTRUM: I am Wayne Lundstrum with SMUD. We are kind of piggybacking on what the Corps is doing and the City of Rancho Cordova. They have been very nice to let us speak today.

If you are building 11,000 homes with different businesses you are definitely in need of electric power, and as such we are also required to define and develop an environmental document, whether or not we piggyback all the way through with the Corps of Engineers with this project or do our own. This is a good time to get

1 started.

2 What we have come up with is a very, very primitive

3 idea of what we are looking for. In order to give

4 electrical to it, we are looking at three electrical

5 substations. Each substation controls pretty much an

6 area. They are set up so if one would fail, the other two

7 can take the load. So when you are out of power, instead

8 of being out for a week, you are out for a couple of

9 hours.

10 One of the other things, although the area is served

11 underground, all 12 kV, what comes into your home will be

12 underground, the plan right now is the standard SMUD

13 policy, is to connect the substations with overhead 69 kV

14 lines. Again the location of these is very tentative. We

15 are trying to come up with an idea.

16 Saying that, SMUD also has a policy that says that

17 if a community, which is this community, would like to see

18 the lines underground, the 69 lines, SMUD and the

19 ratepayers would pick up the cost of the overhead. The

20 community and the developer would pay the rest of it, the

21 difference in it.

22 As I said, it is very, very rough. If you have any

23 questions you can get ahold of me just by calling SMUD and

24 asking for the real estate department. Somebody can come

25 in and we will probably be going along with them all

through the stages, plus we will have some other meetings of our own which will be published. Just to give you kind of a general background.

If somebody has a question, I will be glad to answer it. If not, thank you.

MS. DUNN: Thank you.

Is there anyone else who would wish to speak tonight?

Would you like to speak?

MS. TERRY: I suppose so. I don't have anything --

THE COURT REPORTER: I just need your name.

MS. TERRY: Pamela Terry. I am with Walk Sacramento. We do pedestrian and bicycling issues. So it is a little early for us. We are getting involved from the beginning, you know, to provide alternate forms of transportation when this starts actually getting built. Just let everybody know why I am here.

MS. DUNN: Thank you.

Anyone else?

MS. TURA: I am Alta Tura. I am serving on the Habitat Conservation Plan Committee for South Sacramento County. I don't know if Rancho Cordova is aware of that HCP that is in progress, and there is the possibility that some of the Rio del Oro lands could be considered valuable

habitat that may need to be preserved as part of an overall preservation plan for habitat in Sacramento County. And I will submit written comments about that.

And also I am concerned about groundwater contamination and getting into the gases coming from the water into the soil and want to -- will make comment about that, that there will be some risk benefit analysis like basements that the gases, the toxic gases collect in homes, home basements and that sort of thing.

And the species that I have concerns about right at this moment would be the western spade-foot toad and there may be -- we talked about there being vernal pools there and possibly orca grass. So often what seems to happen is you put in a development and then you figure out what is it that we are -- what natural values or wetlands are being destroyed and then you mitigate by purchasing some land somewhere else to be preserved. And I think we need to consider preserving on-site, doing mitigation on-site here.

So that is what I am hoping will be part of the environmental analysis.

MS. DUNN: Thank you.

Would the City like to comment at all?

MR. ANGELL: Just that we are aware of the South County HCP and have had some conversation with

staff. I couldn't tell you the status of that.

MS. DUNN: Any other speakers?

Any questions?

I guess that is it.

Thank you for coming to the meeting and participating.

(Meeting concluded at 7:00 p.m.)

---oOo---

REPORTER'S CERTIFICATE

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

I, ESTHER F. SCHWARTZ, certify that I was the official Court Reporter for the proceedings named herein, and that as such reporter, I reported in verbatim shorthand writing those proceedings;

That I thereafter caused my shorthand writing to be reduced to printed format, and the pages numbered 3 through 31 herein constitute a complete, true and correct record of the proceedings.

IN WITNESS WHEREOF, I have subscribed this certificate at Sacramento, California, on this 3rd day of March, 2004.

ESTHER F. SCHWARTZ
CSR NO. 1564

NOP Comment Letters

SMUD
SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.SM

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

JANUARY 23, 2004

HILARY ANDERSON
CITY OF RANCHO CORDOVA
3121 GOLD CANAL DRIVE
RANCHO CORDOVA CA 95670

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to review and comment on the Environmental Impact Report for the Rio del Oro project.

The proposed project will result in an estimated electrical demand of 76MVA. At this time it does not appear that the proposed project will have a significant impact on SMUD's ability to provide service. This development will result in the need to construct approximately 4 substations within the project area. Overhead 69kV lines will be installed to connect the future substations.

The applicant or other responsible parties should address the proposed design and other project related electrical facility issues through close coordination with SMUD. Coordination with SMUD should occur and any required agreements should be established prior to issuance of necessary permits or approvals for the project. The primary contact for information on SMUD facilities is Gilbert Angeja at (916) 732-6257.

Sincerely,

ERNIE L. TEAYS
LAND SPECIALIST
REAL ESTATE SERVICES
(916) 732-5326

cc Elliott Homes, Inc.

ELT FILE: SUNRISE .TRD

City of Rancho Cordova

Inter-Correspondence

December 18, 2003

To: Bret Sampson
Planning Department

From: Tony Santiago
Public Works

Subject:

Application Number:	**RC 03-014**
Application Title:	**Rio del Oro**
APN:	**072-0370-070, 071**
	Sunrise and Douglas

We have reviewed the subject application and defer to the Transportation Department for comments related to traffic circulation.

If you have any comments or questions, please call me at (916) 874-7093.

CITY OF RANCHO CORDOVA

3121 Gold Canal Drive • RANCHO CORDOVA, California 95670
Tel: 916.942.0222 • Fax: 916.853.1680 •
www.cityofranchocordova.org
Environmental (916) 361-8384

Routing / Comment Sheet

Date:12/17/03
To:

City Departments
- ☐ Building Insp. – Tom Trimberger
- ☒ City Attorney – Adam Lindgren
- ☒ Public Works – Cyrus Abhar
- ☒ Public Works – Marilyn Phelps*
- ☒ Sanitation District – Jeff Atteberry*
- ☒ Drainage – Mark Rains*
- ☒ Transportation –Jeff Clark*
- ☒ Landscape Design/Trees - Jim Schubert*
- ☒ Water Supply – Jody Hashigami
- ☒ Infrastructure Finance – Richard Blackmarr
- ☒ Finance – Gene Albaugh
- ☐ Comm. Enhance – Yvonne DeHaan
- ☒ Police Dept. – Jeff Rodriques*

*requests full size maps

Cordova Recreation and Parks Dist.
- ☒ Parks – Jerry Steinke*

Metro Fire
- ☒ Fire – Brian Clark*

Sacramento County
- ☒ Env. Health – Steve Kalvelage
- ☒ Env. Haz Mat – Anthony Chu
- ☐ Ag. Commission – Frank Carl

State Agencies
- ☐ CRWQCB
- ☐ CALTRANS
- ☒ Dept. of Conservation
- ☐ Dept. of Fish & Game

Other
- ☐

Other Agencies
- ☒ Zone 40 Water District
- ☒ CA American Water Co.
- ☒ Southern CA Water Co.
- ☒ FCUSD – Geri Wickham
- ☒ EGUSD – Marnie Rosenstein
- ☒ SCUSD – Jim Dobson
- ☒ Regional Transit – Azadeh Doherty
- ☒ SACOG - Ken Hough
- ☒ PG&E – Steven Jones
- ☒ Pacific Bell–Cheryl Summers
- ☒ SMAQMD – Art Smith
- ☒ SMUD – Ernie Taeys*
- ☒ U.S. Army Corps of Engineers – Justin Cutler
- ☒ State Historic Preservation Office
- ☒ U.S. Fish and Wildlife
- ☐ Postmaster

Project Description

The following application has been submitted to the Planning Department:

Application Number:	RC 03-014
Application Title:	Rio del Oro
Assessor's Parcel Number:	072-0370-071, 072-0370-070
Property Address/Location:	Sunrise and Douglas
Project Description:	See attached NOP/Initial Study

Application Completeness / Project Conditions

If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items within two weeks.

This Project: ☐ Will not be discussed at a Project Coordination Meeting
☒ Will be discussed at the Project Coordination Meeting on (date to be determined)

Please send your comments to me by February 12, 2003. **(Please e-mail a copy of your comments to the Environmental Coordinator)** If we do not receive a response by this date, **we will presume that your agency has "no comment."** If you require additional time for review, please contact me.

Sincerely,

Bret Sampson (bsampson@cityofranchocordova.org)
Environmental Planner

Comments are: ☒ Attached ☐ No comment

12/18/03
Signature, date

ANTHONY SANTIAGO, SR. ENGINEER
Print Name and Title

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Jan Boel
Interim Deputy Director

Notice of Preparation

December 12, 2003

RECEIVED BY

DEC 19 2003

PACIFIC MUNICIPAL CONSULTANTS

To: Reviewing Agencies

Re: Rio del Oro
SCH# 2003122057

Attached for your review and comment is the Notice of Preparation (NOP) for the Rio del Oro draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Hilary Anderson
Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
(916)445-0613 FAX(916)323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2003122057
Project Title Rio del Oro
Lead Agency Rancho Cordova, City

Type NOP Notice of Preparation

Description This is a proposed Mixed-Use development comprising of 3,828.5 acres and includes the construction of 11,614 residential dwelling units. The proposed development also includes Commercial, Industrial, Educational, and Recreational uses. Also proposed is a large future wetland mitigation bank and future arterials and local roadway segments.

Lead Agency Contact

Name Hilary Anderson
Agency Rancho Cordova
Phone 916-361.8384 *Fax*
email
Address 3121 Gold Canal Drive
City Rancho Cordova *State* CA *Zip* 95670

Project Location

County Sacramento
City
Region
Cross Streets Sunrise and Douglas
Parcel No. 072-0370-071, 072-0370-070
Township *Range* *Section* *Base*

Proximity to:

Highways 50
Airports Mather
Railways
Waterways Morrison Creek, and Folsom South Canal
Schools
Land Use Intensive Industrial, Extensive Industrial, and Extensive Industrial with Aggregate Resource Overlay.

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Caltrans, District 3; California Highway Patrol; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Office of Emergency Services; Native American Heritage Commission; State Lands Commission; Caltrans, Division of Aeronautics; Department of Housing and Community Development; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 12/12/2003 *Start of Review* 12/12/2003 *End of Review* 01/12/2004

Note: Blanks in data fields result from insufficient information provided by lead agency.

Resources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Suzi Betzler
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [x] **Dept. of Conservation**
  Roseanne Taylor
- [ ] **California Energy Commission**
  Environmental Office
- [ ] **Dept. of Forestry & Fire Protection**
  Allen Robertson
- [x] **Office of Historic Preservation**
  Hans Kreutzberg
- [x] **Dept of Parks & Recreation**
  B. Noah Tilghman
  Environmental Stewardship Section
- [ ] **Reclamation Board**
  Lori Buford
- [ ] **Santa Monica Mountains Conservancy**
  Paul Edelman
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [x] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Dept. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Dept. of Fish & Game 1**
  Donald Koch
  Region 1
- [x] **Dept. of Fish & Game 2**
  Banky Curtis
  Region 2
- [ ] **Dept. of Fish & Game 3**
  Robert Floerke
  Region 3
- [ ] **Dept. of Fish & Game 4**
  William Laudermilk
  Region 4
- [ ] **Dept. of Fish & Game 5**
  Don Chadwick
  Region 5, Habitat Conservation Program
- [ ] **Dept. of Fish & Game 6**
  Gabrina Gatchel
  Region 6, Habitat Conservation Program
- [ ] **Dept. of Fish & Game 6 I/M**
  Tammy Allen
  Region 6, Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  Tom Napoli
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- [ ] **Dept. of Health Services**
  Wayne Hubbard
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Debby Eddy
- [x] **Office of Emergency Services**
  John Rowden, Manager
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse

  _____
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [x] **State Lands Commission**
  Jean Sarino
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [x] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Ron Helgeson
- [x] **California Highway Patrol**
  John Olejnik
  Office of Special Projects
- [x] **Housing & Community Development**
  Cathy Creswell
  Housing Policy Division

Dept. of Transportation

- [ ] **Dept. of Transportation 1**
  Mike Eagan
  District 1
- [ ] **Dept. of Transportation 2**
  Don Anderson
  District 2
- [x] **Dept. of Transportation 3**
  Jeff Pulverman
  District 3
- [ ] **Dept. of Transportation 4**
  Tim Sable
  District 4
- [ ] **Dept. of Transportation 5**
  David Murray
  District 5
- [ ] **Dept. of Transportation 6**
  Marc Birnbaum
  District 6
- [ ] **Dept. of Transportation 7**
  Stephen J. Buswell
  District 7
- [ ] **Dept. of Transportation 8**
  Linda Grimes,
  District 8
- [ ] **Dept. of Transportation 9**
  Gayle Rosander
  District 9
- [ ] **Dept. of Transportation 10**
  Tom Dumas
  District 10
- [ ] **Dept. of Transportation 11**
  Bill Figge
  District 11
- [ ] **Dept. of Transportation 12**
  Bob Joseph
  District 12

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
- [ ] Transportation Projects
  Kurt Karperos
- [ ] Industrial Projects
  Mike Tollstrup

- [ ] **California Integrated Waste Management Board**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Jim Hockenberry
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Mike Falkenstein
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Jonathan Bishop
  Los Angeles Region (4)
- [x] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____
  _____
  _____

California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair

Terry Tamminen
Secretary for Environmental Protection

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/~rwqcb5/home.html
11020 Sun Center Drive, Suite 200, Rancho Cordova 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4797

Arnold Schwarzenegger
Governor

7 January 2004

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

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE RIO DEL ORO PROJECT, RANCHO CORDOVA

Thank you for the opportunity to review the subject Notice of Preparation. Regional Board staff have reviewed the notice and we present the following comments:

1. Page 8, Project Background. The description would be better if it were stated that most of the project property overlies contaminated groundwater. Remediation of this contaminated groundwater will take decades. The passive buffer area was deemed clean of soil contamination following some minor cleanup activities. Contaminated groundwater requiring remediation still lies beneath the passive buffer area.

2. Page 17, Hazards and Hazardous Materials, Discussion of Impacts, Items (a) and (c). In addition to TCE and other volatile organics, perchlorate is another pollutant that has impacted soils and groundwater on the IRCTS property.

3. Page 18, Hazards and Hazardous Materials, Discussion of Impacts, Item (c). Remediation of soils will need to have been remediated. However, groundwater remediation will not be complete for many years and groundwater contamination extends under nearly all of the IRCTS property. Development of portions of the property can occur even if remediation of the groundwater is not complete.

4. Page 20, Hydrology and Water Quality, Item (b). This paragraph discusses the potential to utilize groundwater water supply wells to obtain water for the project. It is unlikely that wells on the project site, or in the vicinity of the site, would be permitted for use as domestic water supply. However, use of treated groundwater from contamination remediation for non-potable purposes should be greatly encouraged.

5. Page 20, Hydrology and Water Quality, Item (b). The study of the impact on the aquifer yield due to the reduction in recharge of rainfall caused by the project, should be evaluated. In

addition, the reduced infiltration's affect on the groundwater remediation efforts should be evaluated.

6. Page 20, Hydrology and Water Quality, Item (c). The second sentence talks about drainage to the Folsom South Canal. All drainages from the IRCTS are to Morrison Creek that does not discharge to the Folsom South Canal, but is transported across the canal.

7. Page 22, Mineral Resources, Item (a). The project site was initially mined for gold. Currently, a portion of the tailing piles that remained following the gold mining activities is being processed for sand and gravel. It should also be noted that an evaluation of potential contamination from mercury used during the gold mining operations should be included in the EIR.

8. Page 31, Utilities and Service Systems, Item (d). As stated above, the use of treated groundwater for non-potable purposes should be evaluated in the EIR.

If you have any questions regarding these comments, please call me at (916) 464-4625.

ALEXANDER MACDONALD
Senior Engineer

cc: Gene Riddle, Department of Toxic Substances Control, Sacramento
Rodney Fricke, Aerojet-General Corporation, Sacramento

Terry Tamminen
Agency Secretary
Cal/EPA

Department of Toxic Substances Control

Edwin F. Lowry, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Arnold Schwarzenegger
Governor

January 13, 2004

Ms. Hilary Anderson
3121 Gold Canal Drive
Rancho Cordova, California 95670

NOTICE OF PREPARATION FOR THE RIO DEL ORO, RANCHO CORDOVA, PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT, SCH # 2003122057

Dear Ms. Anderson:

The Department of Toxic Substances Control (DTSC) has completed its review of the above Notice of Preparation (NOP) and offers the following comments:

1. Page 8, section E, paragraph 2 and 4 – Paragraph 2, line 7 denotes that there exists "eleven primary areas of concern," pursuant to the DTSC consent Order, at the former McDonnell Douglas rocket testing facility. Each of these areas should be specifically denoted by name because they are being addressed as separate operating units (OUs) for investigations and remediation purposes by DTSC and the Regional Water Quality Control Board (RWQCB).

   Same section and page, paragraph 2, line 9 – Please strike the word "contaminated" and add the words "containing contaminated soil and groundwater" after the word "areas." This is to clarify the purpose of DTSC's Order.

   Same section and page, paragraph 4, line 2 – The writer refers to "all ten areas of concern," even though paragraph2 pertains to 11 areas of concern. Please denote these areas separately and explain the difference for clarity.

   Same section, page and paragraph, line 4 – Please add the words "soil in" after the word "that" and before the word "two." This clarifies that soil only has been determined to be clean. However, groundwater is contaminated beneath these two OUs and must be addressed.

2. Page 17, section VII, last paragraph, line 4 – Please add the word "perchlorate" between the words "contain" and "trichloroethene" for chemicals found in soil and groundwater at the site. Perchlorate is the most prevalent chemical of

concern at the site and therefore, must be denoted. It is a solid rocket propellant chemical and contains associated health risks via human exposure.

3. Page 18, section VII, paragraph 3 (c), line 2 – Please add the word "perchlorate" after the word "Currently" and before the word "volatile" for the same reason as in comment 2.

4. Page 18, section VII, paragraph 4 (d), line 1 – Please denote that the site is a State of California listed hazardous waste site, denoted as the former McDonnell Douglas site (Government Code 65962.5 not withstanding).

5. Page 20, section VIII, paragraph 1 (b), line 1 – Approximately 75% of the groundwater at the site contains various contaminants that cause concern for human health and the environment through exposure pathways. Therefore, "groundwater resources or wells" will be restricted under DTSC land use covenants. Please strike the entire first sentence of this paragraph. The only well installation accesses allowed under the Deed Restriction will be for extraction for water treatment, monitoring contamination, water levels, and remediation performance. This will be denoted in the land use covenant by DTSC. Any well installation will require approved by DTSC.

6. Figure 2, Land Use Summary (proposed land use designations) – This map clearly denotes the proposed land uses of the Rio del Oro project. However, another map at the same scale should be included displaying all the site OUs for investigation and or remediation. It is estimated that the soil alone will take another six years. It must be clear to the public that the site soil and groundwater contamination must be addressed via remediation prior to the Rio del Oro development.

Please provide DTSC with a revised NOP addressing all our comments. If you have any questions, please contact me at (916) 255-3601.

Sincerely,

Gene Riddle
Project Manager

cc: See next page.

cc: Mr. Gerald B. Swanick
Aerojet General Corporation
P.O. Box 13222
Sacramento, California 95813-6000

Mr. Alex MacDonald
Regional Water Quality Control Board
Central Valley Region
10365 Old Placerville Road, Suite 210
Sacramento, California 95827-2518

Mr. Samuel Penrod
The Boeing Company
Internal Mail Code H012-A202
5301 Bolsa Avenue
Huntington Beach, California 92647-2099

Mr. Rodney Fricke
Aerojet General Corporation
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Sacramento, California 95813-6000

State Clearinghouse
Office of Planning and Research
1400 10th Street, Room 121
Sacramento, California 95814-0613

Planning & Environmental Analysis Section (PEAS)
CEQA Tracking Center
1001 "I" Street, 22nd Floor
P.O. Box 806
Sacramento, California 95812-0806

Mr. Tim Miles
Hazardous Substances Scientist
Expedited Remedial Action Program Unit
Northern California – Central Cleanup Operations Branch
Site Mitigation and Brownfields Reuse Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826-3200

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Conveyance For a Growing Sacramento

10545 Armstrong Avenue
Mather
California
95655
Tele: [916] 876-6000
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Website: www.csd-1.com

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Collection Systems Manager

January 7, 2004
E225.000

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

Dear Ms. Anderson:

Subject: Notice of Preparation of an Environmental Impact Report and Environmental Impact Statement for the Rio Del Oro Project
Control No. RC 03-014

County Sanitation District 1 (CSD-1) and Sacramento Regional County Sanitation District (SRCSD) reviewed the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) for the subject project. The entire project is within the Urban Services Boundary. However, most of the project is outside the boundary limits of both districts. A small portion of the project in the southeast area does lie within the boundaries of CSD-1 and SRCSD.

We agree with the Initial Study Checklist, Section XVI. Utilities and Service Systems on Page 31, that the project could potentially impact our facilities significantly.

Issues that should be addressed in the EIR/EIS include:

- Annexation to CSD-1 and SRCSD,
- The need for an updated and detailed sewer study to assist the development of improvement plans, (CSD-1 has approved a conceptual sewer study for Rio del Oro, which adequately addressed the capacity requirements of the project),
- Expansion of collector, trunks and interceptor sewer lines,
- Location, and sizing of facilities,
- Interim and ultimate facilities, and
- Ability to construct the Aerojet Interceptor AJ-4 in Sunrise Boulevard.

We expect that if the above issues are addressed and the project is subject to currently established policies, ordinances, fees, and to conditions of approval that we will propose after review of entitlement application documents, then mitigation measures within the EIR will adequately address the sewage aspects of the project and reduce the impacts to less than significant.

The developer and engineer for the project are working closely with CSD-1 and SRCSD. The Laguna Creek and Aerojet Interceptors will ultimately serve the project. These interceptors will not be constructed until development of the project and the Sunrise Douglas Community projects to the south produce sufficient flow to operate the interceptors without creating maintenance problems. Therefore interim facilities will be needed for initial development.

All except the northwest corner of the project lies within the AJ Douglas – White Rock Trunk Shed of the CSD-1 Master Plan. The northeast corner lies within the AJ Aerojet Trunk Shed. The Master Plan of these trunk sheds proposes approximate locations of future trunk and interceptor sewer lines. After review of the Land Use Summary included in the NOP EIR/EIS we anticipate the possible need for a revision and update to our Master Plans. This issue can be determined after review and approval of a final sewer study.

If you have any questions regarding these comments, please call Joyce Ferguson at 876-6098 or myself at 876-6094.

Sincerely,

Jeff Atteberry, P.E.
Local Sewer Engineering

JA/JF:dg

cc: Neal Allen
Christoph Dobson
Steve Hong

Sacramento Metropolitan Fire District

3012 Gold Canal Dr., Rancho Cordova, CA 95670 • (916) 942-3300 • Fax (916) 942-3400

Rick Martinez
Fire Chief

RECEIVED

OCT 29 2003

RANCHO CORDOVA
PLANNING

October 27, 2003

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

Attention: Bill Campbell
Principal Planner

Subject: Application No.: RC 03-005
APN: 072-0300-004
Location: Americanos north of Douglas
Sac Metro No. 03-2715

Applicant: It is highly recommended that specific requirements for new construction be obtained from the fire district during the planning stage of construction. Requirements for bridges, entry gates, fire hydrants and access roadways must be clearly understood. Call the Fire Prevention Bureau at (916) 942-3300 and request a design review conference. A consultation fee will apply, but could save considerable time and resources.

If there are no immediate plans for new construction or storage of combustible materials on this project, the requirements applicable to construction may be held in abeyance until such time that development occurs. It is important to note that if the property is sold, the seller of the property is encumbered to disclose the above requirements to the buyer.

THE FOLLOWING ARE COMMENTS SPECIFIC TO THIS APPLICATION:

1. Per planning meeting with City Planner and Sac Metro Fire District on 10/23/03, a single access into this development will not be acceptable. Alternate solutions shall be presented and approved by the Fire District prior to commencement of grading.
2. Provide approved steamer type fire hydrants for residential areas located as follows:
   A. One fire hydrant shall be located between 150 to 250 feet from the end of the access roadway. The required access roadway extends to within 150 feet of any portion of the exterior wall of a building.
   B. A hydrant installed at the end of an access roadway, as a "blow off" for the water district does not meet the fire department requirements.

C. Each steamer hydrant shall have a minimum flow of 1000 gpm for residential areas.

D. Additional requirements apply for residential dwellings having areas greater than 3,600 square feet. See Item 1, above.

NOTE: Specifications for fire hydrants are available at the Fire Prevention office.

EXCEPTION: Single-family dwellings provided with an approved automatic fire sprinkler system.

3. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. **FIRE HYDRANT DETAIL AND FIRE DEPARTMENT NOTES SHALL BE SHOWN ON THE PLANS OR IMPROVEMENT DRAWINGS.**

4. Residential roof coverings shall not be less than Class C.

5. Provide access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with a minimum turning radius of 38 feet inside/58 feet outside dimension capable of supporting the imposed loads of fire apparatus and having a minimum of 13 feet, 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

   Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on road serving more than two dwellings.

6. When the "access roadway" length exceeds 150 feet from the public road, an approved fire apparatus turn around shall be provided. The fire apparatus turn around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turnaround to be located within 100 feet of the end of the access roadway. All parcels zoned as "Residential" (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in "all" concrete or approved comparable surface. This includes existing gravel roadways.

7. There shall be no parking on any street narrower than 28 feet. Streets that are wider than 36 feet shall be allowed parking on both sides. Measurements shall be from gutter-line or edge of pavement to the same on the other side of the roadway. On

   private streets, marking of the fire lanes per the Sacramento Metro Fire Lane Standard may be required. Contact the Fire Prevention Bureau for a copy of the fire lane standard.

8. Provide approved address numbers on the building in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and on all new buildings, shall be illuminated at night.

   NOTE: In order to meet this requirement the following methods are acceptable:

   A. Name the access road and ensure that the new addresses be listed for the newly named "street, and meet the requirement above or...

   B. Provide approved address numbers on the homes and for each of the homes on the access drive, provide approved address numbers posted next to the entrance

to the access drive, facing the public street in an approved manner to meet the above requirement.

9. Should security gates be considered for this project, the developer shall obtain a copy of the Sacramento County Fire Code, Amendment VII, Emergency Access Gates and Barriers. The design of the entry shall conform to this standard.

Our review is not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field inspection and necessary tests.

Please call me if you have any questions or need further information.

Sincerely,

Bryan Clark
Fire Inspector II
(916) 942-3352
(916) 942-3400 fx
clark.bryan@smfd.ca.gov

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State of California—Business, Transportation and Housing Agency ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
6 Massie Court
Sacramento, CA 95823
(916) 681-2300
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

January 5, 2004

File No.: 252.11004.11053.11731.eirrancho

Ms. Hilary Anderson
Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Ms. Anderson:

We recently completed our review of the Notice of Preparation for the Rio del Oro Draft Environmental Impact Report (EIR) SCH #2003122057. We have significant concerns with the overall impact of the development on the services that we are required to provide. Specifically, the increase of over 7,000 residential housing units and corresponding population increase will have a substantial impact on the unincorporated roadways in the surrounding area as well as on United States Route 50 (US-50). As you are undoubtedly aware, we are the agency with patrol jurisdiction on the aforementioned roadways.

Currently US-50 is impacted by the high growth population increases in the Folsom and El Dorado Hills areas. Many commuters travel into Sacramento each day from these areas which results in heavy congestion for both westbound and eastbound traffic. In addition, the tremendous growth in the Elk Grove and Galt areas is forcing some residents in the southern portion of the county to bypass the overcrowded freeways and drive on county roadways, such as Grantline Road and Whiterock Road. Thus, we continue to experience an increase in traffic fatalities on the unincorporated roadways which is directly attributed to motorists by-passing US-50 for other alternative county road routes. This particular new development being planned in the Rancho Cordova area will only exasperate the current existing conditions.

Assuming that this development moves forward, our office, the South Sacramento Area California Highway Patrol, will need a minimum uniformed personnel staffing increase of eight to ten officers, one sergeant, and one clerical person. This will be necessary to handle the additional traffic collisions, arrests, and motorists services due to the increase in traffic on the surrounding roadways. As you are well aware, during these tight budgetary times with challenging fiscal constraints, the State of California is not afforded the luxury of funding these positions. Therefore, it is our recommendation and request that the developers responsible for this project be required to ensure funding for these positions. This may be accomplished by the developers contacting their local Legislators, members of the California State Senate and California State Assembly, and specifically requesting these positions be funded to ensure we may continue to provide the aforementioned services.

Flex your POWER
BE ENERGY EFFICIENT

If you would like to discuss our concerns in greater detail, please feel free to contact me or Lieutenant Bob Jones at (916) 681-2300.

Sincerely,

T. L. ABNEY, Captain
Commander
South Sacramento Area

cc: State Clearinghouse Office of Planning and Research
Valley Division

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0638
FAX (916) 274-0648
TTY (530) 741-4509

Flex your power!
Be energy efficient!

January 12, 2004

04SAC0003
03SAC-50/16 PM 12.496/11.474
Rio Del Oro Project
Notice of Preparation
SCH#2003122057

Ms. Hilary Anderson
City of Rancho Cordova
Planning and Community Development
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Ms. Anderson:

Thank you for the opportunity to review and comment on the Notice of Preparation for the Rio Del Oro draft Environmental Impact Report (EIR). Our comments are as follows:

- The project provides a tremendous opportunity to develop a community within the urban area exemplifying livable community values and concepts, minimizing travel through a significant jobs to housing ratio, and encouraging alternatives to the single occupant vehicle. However, the project faces major traffic challenges, which must be addressed so as not to exacerbate existing and projected unacceptable traffic levels of service on local and State facilities.

- The Traffic Impact Study (TIS) to be prepared for this project should address potential traffic impacts to Highway 50, State Route (SR) 16 and each route's intersections and interchanges with the local street system. The TIS should specifically provide a Level of Service (LOS) analysis for the Highway 50 mainline and Hazel Avenue, Sunrise Boulevard and Zinfandel Interchanges (including freeway ramps and ramp terminal intersections). The TIS should also specifically address SR16 and the intersections of SR16 with Sunrise Boulevard and Grant Line Road. A "Guide for the Preparation of Traffic Impact Studies" can be obtained from the following website: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/.

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- A merge/diverge analysis should be performed for SR50 freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis of each route should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be "significant impacts":

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
  - Vehicle queues at intersections that exceed existing lane storage.
  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
  - Project impacts that cause the freeway or intersection LOS to deteriorate below LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- Possible mitigation measures to consider include:

  - Widening interchange ramps to increase capacity.
  - Modifying ramp terminal intersections.
  - Adding auxiliary lanes between interchanges.
  - Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations.
  - Adding signalization and ramp intersection geometric improvements at impacted interchanges and nearby intersections.
  - Construction of the SR50/Alta-Sunrise Interchange and connector to the International Drive Extension.

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation systems assumed for cumulative conditions should include those improvements which are included in the Sacramento Area Council of Governments' "Metropolitan Transportation Plan for 2025".

- The Rio Del Oro Project should be coordinated with and consider the Sacramento Area Council of Government's Elk Grove – Rancho Cordova – El Dorado Corridor Connector Planning Study currently underway.

- The proposed project EIR should assess whether this development will affect any of the three major drainage courses near SR16: Morrison Creek, Frye Creek and Laguna Creek. Minor drainage facilities along SR16 may also be impacted between Sunrise Boulevard and Grant

Line Road. The DEIR should address the potential impacts of the proposed project on the highway bridges. Please provide complete hydrologic analysis to Caltrans for our review. The analysis should evaluate the change in stage, discharge, and velocity through the SR16 bridges. Chapter 820 of the Caltrans Highway Design Manual should be used as guidelines for this analysis.

- Public Resources Code Sections 21081.4, 21081.6 and 21081.7 mandate that lead agencies under CEQA provide the California Department of Transportation with information on transportation related mitigation monitoring measures for projects that are of statewide, regional, or area wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal, specify the generic content for reports, and explain procedures for the timing, certification and submittal of the required reports. This project under review has impacts that are of regional or area wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed.

- In developing residential subdivisions we support efforts to look beyond the pavement to the role that streets and roads play in enhancing communities and the natural environment. Some jurisdictions propose traffic calming elements to improve safety, enhance pedestrian and bicycle facilities and control speed. We support expanded facilities for alternative travel modes that could help reduce vehicular trips in this developing area.

- We encourage the City to incorporate circulation strategies within the specific plan area that enhances alternative transportation and reduces reliance on the use of single occupant vehicles (ie. provide streetscape designs that reduce barriers, provide transit facilities, extend bicycle lane networks, etc.).

- Caltrans supports the integration of new housing units in communities with shops, employment, education and recreation sites with transit access and non-motorized transportation infrastructure to reduce reliance on automobile trips.

- Residential projects should be designed to encourage basic livability concepts, including but not limited to:

  - Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking/biking distance of each other.

  - The design and circulation network for the project should be planned to encourage and facilitate the use of alternative transportation modes, including bicycles, transit, and pedestrian travel.

Please provide our office with a copy of the draft TIS and draft EIR. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

Kenneth R. Champion for

JEFF PULVERMAN, Chief
Office of Regional Planning

Enclosures

c: Scott Morgan, State Clearinghouse
Jeff Clark, Sacramento County Public Works
Ken Hough, SACOG

GUIDELINES FOR SUBMITTING TRANSPORTATION INFORMATION FROM A REPORTING OR MONITORING PROGRAM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (DEPARTMENT)

INTRODUCTION

The California Environmental Quality Act (CEQA) as amended on January 1, 2001, by Assembly Bill (AB) 1807, added a new provision to Section 21080.4 of the Public Resources Code (PRC).
The provision requires lead agencies to submit Notices of Preparation (NOPs) to the Governor's Office of Planning and Research when they determine that an environmental impact report will be required to approve a project.

The new law also amended PRC Section 21081.7, which now requires that "transportation information resulting from a reporting or monitoring program adopted by a public agency" be submitted to the Department when a project has impacts that are of statewide, regional, or area-wide significance.

Mitigation reporting or monitoring programs are required under PRC Section 21081.6 when public agencies include environmental impact mitigation as a condition of project approval. Reporting or monitoring takes place after approval to ensure implementation of the project in accordance with mitigation imposed during the CEQA review process.

In addition to the requirements listed above, AB 1807 obligates the Department to provide guidance for public agencies to submit their reporting or monitoring programs. Subject to these requirements, the following guidelines have been adopted by the Department.

PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to establish clear and consistent statewide procedures for public agencies to submit transportation mitigation reporting or monitoring information to the Department. They are to be used by District Intergovernmental Review (IGR) Program Coordinators for identifying the scope and timing of transportation information needed, and to identify the "single point of contact" for transmittal of reporting or monitoring information from the lead agency to the Department.

PROCEDURES

The following procedures are intended for use by District IGR Program Managers and Coordinators in directing local lead agencies to comply with PRC Section 21081.7.

A. The District IGR Coordinator will notify the CEQA lead agency in writing about transportation reporting or monitoring submittal requirements in PRC Section 21081.7 during either "early consultation", the Notice of Preparation (NOP) stage, or the Initial Study (IS) phase of the CEQA review process.

B. Detailed procedures for the CEQA lead agency to submit transportation reporting or monitoring information to the district should be attached to the district's notification letter. The submittal shall contain the following information:

1. The name, address, and telephone number of the CEQA lead agency contact who is responsible for the mitigation reporting or monitoring program (see PRC Section 21081.6[a][1]).

2. The location and custodian of the documents or other material, which constitute the record of proceedings upon which the lead agency's decision is based (see PRC Section 21081.6[a][2]).

3. Assurances from the CEQA lead agency that the Department can obtain copies of the aforementioned documents and materials, if needed, to clarify details or resolve issues related to the mitigation adopted (see PRC Section 21081.7).

4. Detailed information on impact assessment methodologies, the type of mitigation, specific location, and implementation schedule for each transportation impact mitigation measure included in the reporting or monitoring program (see PRC Section 21081.6[b]). The CEQA lead agency, at its discretion, may submit the complete reporting or monitoring program with the required transportation information highlighted.

5. A certification section which will be signed and dated by the CEQA lead agency and the Department certifying that the mitigation measures agreed upon and identified in the above checklist have been implemented, and all other reporting requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.

C. When the project involves encroachment onto a state highway, the certification section will be signed by the District Permit Engineer. The District Permit Engineer will retain one copy of the mitigation reporting or monitoring information for the district permit files, and forward the original document to the District IGR Coordinator. The District IGR Coordinator will forward a copy to the Department's IGR Program Manager.

D. When the project does not involve encroachment onto a state highway, the certification section will be signed by the District IGR Coordinator. The District IGR Coordinator will retain the original document and forward a copy to the Department's IGR Program Manager.

APPROVED:

2/6 07/03	2/19/03
BRIAN J. SMITH Date	RANDELL H. IWASAKI Date
Deputy Director	Deputy Director
Planning and Modal Programs	Maintenance and Operations

CEQA LEAD AGENCY CERTIFICATION CHECKLIST FORM ♦
FOR SUBMITTAL OF TRANSPORTATION MITIGATION MONITORING REPORTS

Project Name: _____
Lead Agency and State Clearinghouse (SCH) File #s: _____
Findings & Approval Dates & Document Types: _____

Lead Agency Contact (Name, Title, Agency, Address & Phone): _____
_____

Project Proponent (Name, Title, Company, Address & Phone): _____
_____

For each specific Transportation Related Mitigation Measure associated with this Project, The following information items are included in the attached materials:

Yes	No	
☐	☐	Location/Custodian Of CEQA Documents, Proceedings, Records
☐	☐	Description Of How To Obtain Copies Of Above Documents
☐	☐	Mitigation Measure Name & Identifying Number
☐	☐	Caltrans Encroachment Permit Number (if one was needed)
☐	☐	~~Copy of Other Agency Permits required for this Measure (if needed)~~
☐	☐	Measure Location Description, Latitude/Longitude, & Vicinity Map
☐	☐	Location of Impacted State Highway Component (County, Route, Postmile)
☐	☐	Detailed Description of Measure & its Purpose (attach blueprints if necessary)
☐	☐	Implementation Schedule & Progress Reports
☐	☐	Completion Criteria (including detailed performance objectives)
☐	☐	Completion Evaluation (including field inspection reports)
☐	☐	Estimated Monetary Value of Completed Measure & % Local Agency Funded
☐	☐	Photograph of Completed Measure Attached
☐	☐	Responsible Contractor (Name, Company, Address & Phone)

We certify that these agreed upon mitigation measures either will be or have been implemented, and all other requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.

Signature & Date: _____ _____

Name: _____ _____

Title: _____ _____
CEQA Lead Agency — California Department of Transportation

♦ This Certification Checklist form is to be used by public agencies to submit their mitigation reporting or monitoring programs to the California Department of Transportation (Department) when a CEQA project has been found to have transportation or circulation impacts that are of statewide, regional, or area-wide significance. Copies of this form, and the Department Guidelines developed pursuant to PRC Section 21081.7, can be downloaded from our website (http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_guidelines_procedures.htm). Completed forms with attached materials may be post-mailed, e-mailed, or faxed to the appropriate Caltrans District Planning Office Chief, Attention: Intergovernmental Review (IGR) Coordinator. {Form Version 05212003}

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

GRAY DAVIS, *Governor*

DEPARTMENT OF WATER RESOURCES
1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

February 6, 2004

Hilary Anderson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, California 95670

Staff for The Department of Water Resources Division of Flood Management has reviewed State Clearinghouse Document 2003122057 "Rio del Oro" and provides the following comments:

The California Code of Regulations, Title 23, Waters, requires a hydraulic analysis be submitted to The Reclamation Board for any project that modifies any waterway when said analysis shows increased peak flows downstream of the proposed project and when said increased flows could compromise an adopted plan of flood control over which the Board has jurisdiction and exercises their authority. Proposals for mitigation shall be submitted along with any hydraulic analysis of a project when an adverse hydraulic impact is identified.

If you have any questions, please contact me at (916) 574-0650, or Samuel Brandon at (916) 574-0651.

Sincerely,

Sterling Sorenson
Water Resources Engineering Associate
Floodway Protection Section

cc: Sacramento Area Flood Control Agency
1007 7th Street, 7th Floor
Sacramento, CA 95814

Richard Marshall, Chief
Flood Project Inspection Section
3310 El Camino Avenue, Room B-20
Sacramento CA 95821

State of California - The Resources Agency ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
Sacramento Valley - Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

December 23, 2003

Ms. Hilary Anderson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Ms. Anderson:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation for a draft Environmental Impact Report (DEIR) for the Rio del Oro project. The project consists of a plan to construct an 11,614 unit residential development, including commercial, industrial, educational, and recreational uses on 3,828.5 acres. The project is located east of Sunrise Boulevard and north of Douglas Boulevard, on a portion of the Aerojet General site, in Sacramento County.

Wildlife habitat resources consist of a mixture of dredger tailings and grassland habitats. Significant natural resources of the project include habitat for sensitive species. The project site contains vernal pools and other wetland habitats, as well as critical habitat for the valley elderberry long-horned beetle (*Desmocerus dimoprphus californicus*). We recommend that the DEIR discuss and provide mitigation for the following:

1. The project's impact upon fish and wildlife and their habitat.

2. The project's impact upon significant habitat such as wetlands including vernal pools and riparian areas. The project should be designed so that impacts to wetlands are avoided. Mitigation should be provided for unavoidable impacts based upon the concept of no net loss of wetland habitat values or acreage.

3. The project's impact to special status species including species which are state and federal listed as threatened and endangered.

4. The project's growth inducing and cumulative impacts upon fish, wildlife, water quality and vegetative resources.

5. The DEIR should provide an analysis of specific alternatives which reduce impacts to fish, wildlife, water quality, and vegetative resources.

6. The DEIR should contain an evaluation of the proposed projects consistency with the applicable land use plans, such as General Plans, Specific Plans, Watershed Master Plans, Habitat Conservation Plans, etc. for the area.

The DEIR should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the DFG under section 1600 et seq. of the Fish and Game Code. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and watercourses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that:

- Divert, obstruct, or change the natural flow or the bed, channel or bank of any river, stream, or lake;
- Use material from a streambed; or
- Result in the disposal or deposition of debris, waste, or other material where it may pass into any river stream, or lake.

In the event implementation of the proposed project involves such activities, and those activities will result in reasonably foreseeable substantial adverse effects on fish or wildlife, a Lake or Streambed Alteration Agreement (LSAA) will be required by the DFG. Because issuance of a LSAA is subject to review under the California Environmental Quality Act (CEQA), the DEIR should analyze whether the potentially feasible mitigation measures set forth below will avoid or substantially reduce impacts requiring a LSAA from the DFG.

6. Protection and maintenance of the riparian, wetland, stream or lake systems to ensure a "no-net-loss" of habitat value and acreage. Vegetation removal should not exceed the minimum necessary to complete operations.

7. Provisions for the protection of fish and wildlife resources at risk that consider various life stages, maintain migration and dispersal corridors, and protect essential breeding (i.e., spawning, nesting) habitats.

8. Delineation of buffers along streams and wetlands to provided adequate protection to the aquatic resource. No grading or construction activities should be allowed within these buffers.

9. Placement of construction materials, spoils or fill, so that they cannot be washed into a stream or lake.

10. Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc., to prevent downstream sedimentation and pollution.

11. Restoration plans must include performance standards such as the types of vegetation to be used, the timing of implementation, and contingency plans if the replanting is not successful. Restoration of disturbed areas should utilize native vegetation.

Finally, in the event implementation of the proposed project will involve activities and impacts requiring a LSAA, please contact the Sacramento Valley-Central Sierra Region for a notification packet and fee schedule for a LSAA.

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is necessary. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency.

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Dan Gifford, Senior Wildlife Biologist, telephone (209) 369-8851 or, Ms. Terry Roscoe, Habitat Conservation Supervisor, telephone (916) 358-2382.

Sincerely,

Larry L. Eng, Ph.D.
Deputy Regional Manager

cc: Ms. Susan Jones
U.S. Fish and Wildlife Service
2800 Cottage Way, Room W2605
Sacramento, CA 92825-1888

Mr. Dan Gifford
Department of Fish and Game
Sacramento Valley - Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS – M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY (916) 651-6827

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January 12, 2004

Ms. Hilary Anderson
Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Ms. Anderson:

Re: *Rancho Cordova's Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Rio del Oro Mixed-Use Development; SCH# 2003122057*

The California Department of Transportation, Division of Aeronautics (Department), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The following comments are offered for your consideration.

1. The proposal is for a mixed-use development on 3,828.5 acres just northeast of Mather Airport, beneath the extended centerlines to runways 22R and 22L. The proposal includes the construction of 11,614 residential dwelling units, a "large future" wetland mitigation bank, commercial and office uses, intensive industrial, public/quasi public uses including several school sites, open space and recreation.

2. CEQA, Public Resources Code Section 21096, requires using the Department's Airport Land Use Planning Handbook (Handbook) as a resource in the preparation of environmental documents for projects within an airport land use compatibility plan boundaries or if such a plan has not been adopted, within two nautical miles of an airport. The Handbook is a resource that should be applied to all public use airports. The Handbook is published on-line at http://www.dot.ca.gov/hq/planning/-aeronaut/htmlfile/landuse.php. The project site will be subject to aircraft overflights and subsequent aircraft-related noise and safety impacts. These issues must be thoroughly addressed in the DEIR.

3. Another consideration is the recently enacted legislation AB 2776, which amended Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4, and 1353 of the Civil Code, relating to aviation. This bill changed buyer notification requirements for lands around airports. According to the new law, any person who intends to offer land for sale or lease within an *airport influence area* is required to disclose that fact to the person buying the property.

4. According to the May 1997 Mather Airport Comprehensive Land Use Plan (CLUP), the 60 to 70 decibel (dB) Community Noise Equivalent Level (CNEL) contours for Mather Airport extend over portions of the project site. Residential development is generally considered to be incompatible within the 65 dB and greater CNEL contour in an urban environment. Due to lower background noise levels in the vicinity of the project site and the proximity of the site to the ends of the aforementioned Mather Airport runways, consideration should also be given to restricting residential uses from within the 60 dB CNEL.

5. Mather supports nighttime cargo operations and plans to increase these operations. As discussed on pg. 23 of the NOP, future plans for Mather Airport include expansion of commercial cargo use. Future plans also include possible runway extensions, realignments and changes to the airport traffic patterns. Mather Airport routinely receives noise complaints from existing residential as far as El Dorado Hills and Cameron Park.

6. In accordance with Public Utilities Code (PUC) Section 21676, local General Plans and any amendments must be consistent with the adopted airport land use compatibility plans developed by the Sacramento County Airport Land Use Commission (ALUC). This requirement is necessary to ensure that policies and recommendations for noise impact assessment and land use densities are appropriate, given the nature of airport operations. The project is subject to review by the Sacramento County ALUC, which is represented by the Sacramento Area Council of Governments (SACOG). In addition to submitting the proposal to the ALUC, it should also be coordinated with airport staff to ensure that the proposal will be compatible with future as well as existing airport operations.

7. Much of the site also falls within the County of Sacramento Mather Airport Policy Area (MAPA). MAPA was created to increase the awareness of future residents of their possible exposure to aircraft operations; to limit the potential for conflict between the airport and adjacent communities; and, to protect future airport development and aircraft operations flexibility "beyond that obtainable solely by relying upon the noise and safety land use guidelines contained in the Comprehensive Land Use Plan." MAPA policy prohibits new residential development within the 60 db CNEL. The Cordova Chamber of Commerce endorsed this prohibition in a May 7, 1997 letter to the Sacramento County Board of Supervisors. The Cordova Chamber of Commerce endorsed the MAPA criteria with the exception of "residential uses associated with an agricultural operation" and that part of the 60 dB CNEL contour or the two "fins" identified as "A" and "B" in Exhibit 1 of MAPA.

8. Several of the proposed school sites may be within two miles of an existing runway for Mather Airport. Education code Section 17215 requires a school site evaluation by the Division of Aeronautics for a school site proposed within two miles of an airport runway. California Code of Regulations, Title 21, Section 3570 describes criteria that the Department uses to evaluate a proposed school site. The DEIR should address this matter as well as proximity of the school sites to any of the existing or proposed runway alignments.

9. Depending on structural heights, the Federal Aviation Administration (FAA) pursuant to Federal Aviation Regulations Part 77 may require submission of a Notice of Proposed Construction or Alteration (Form 7460-1). For further technical information, please refer to the FAA's web site at http://www1.faa.gov/ats/ata/ATA400/oeaaa.html. This should be thoroughly addressed in the DEIR.

10. Land use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife-aircraft collisions. The Federal Aviation Administration (FAA) recommends that landfills, wastewater treatment facilities, surface mining, wetlands and other uses that have the potential to attract wildlife, be restricted in the vicinity of an airport. FAA Advisory Circular (AC150/5200-33) entitled "Hazardous Wildlife Attractants on or Near Airports" and AC 150/5200-34 entitled "Construction or Establishment of Landfills Near Public Airports" address these issues. These advisory circulars can be accessed at http://www1.faa.gov/arp/150acs.cfm#Airport_Safety. For further technical information, please refer to the FAA's web site at http://wildlife-mitigation.tc.faa.gov/public_html/index.html. For additional information concerning wildlife damage management, you may wish to contact Patrick L. Smith, United States Department of Agriculture, Wildlife Services, at (916) 979-2675.

11. The need for compatible and safe land uses near airports in California is both a local and a state issue. We strongly feel that the protection of airports from incompatible land use encroachment is vital to California's economic future. Airport land use commissions and airport land use compatibility plans, however, are key to protecting an airport and the people residing and working in the vicinity of an airport.

These comments reflect the areas of concern to the Department's Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our district office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. We look forward to reviewing the Draft EIR. If you have any questions, please call me at (916) 654-5314.

Sincerely,

Sandy Hesnard

SANDY HESNARD
Aviation Environmental Planner

c: State Clearinghouse
Mather Airport
Sacramento County ALUC
Cathy Creswell-California Department of Housing and Community Development

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SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

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CITY of RANCHO CORDOVA

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FEB 16 2004

RANCHO CORDOVA PLANNING

FROM: **Peter Christensen**
phone: 916.874.4886
fax: 916.874.4899
e-mail: pchristensen@airquality.org

NOTE:

SMAQMD · MOBILE SOURCE DIVISION
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SACRAMENTO METROPOLITAN
AIR QUALITY
MANAGEMENT DISTRICT

Norm Covell
AIR POLLUTION CONTROL OFFICER

February 12, 2004

Bret Sampson
City of Rancho Cordova
3121 Gold Canal Dr
Rancho Cordova CA 95670

RE: RC 03-014

Dear Mr. Sampson:

Thank you for the opportunity to comment on the Notice of Preparation for an Environmental Impact Report for the Rio Del Oro project. Due to the size of the proposed project, the potential air quality impacts are clearly significant and we look forward to working with the City and the project proponents to reduce the air quality impacts to the maximum extent feasible. We offer the following initial comments for your consideration:

1. SMAQMD recommends that the URBEMIS 2002 model be used for analysis of the operational and construction related ozone precursor (ROG and NOx) emissions from the project. Any alternative analysis methods should be reviewed by SMAQMD staff prior to use.

2. The project applicant should begin the preparation of an air quality plan in compliance with General Plan Policy AQ-15, to reduce operational emissions by a minimum of 15 percent. Preparation of the plan as early as possible is essential to provide the maximum flexibility in the potential measures available for implementation.

3. SMAQMD expects that construction related NOx emissions will exceed the adopted CEQA threshold of significance. Therefore, we recommend that the SMAQMD standard construction mitigation be included as a mitigation measure in the DEIR. Recommended mitigation language can be found at www.airquality.org.

4. A County Service Area (CSA-10) has been established to provide "extended transportation services" for the Villages of Zinfandel project, and work is underway to include the SunRidge Specific Plan area as a benefit zone under CSA-10. We recommend that Rio Del Oro also participate as a benefit zone under CSA-10, and

777 12th Street, 3rd Floor ▮ Sacramento, CA 95814-1908
916/874-4800 ▮ 916/874-4899 fax
www.airquality.org

initiate the appropriate engineering study for CSA inclusion. CSA participation should be included as a mitigation measure in the DEIR.

5. We recommend that the financing plan for Rio Del Oro include a provision for financial support of at least one new grade separated bicycle/pedestrian connection from the project to the Folsom South Canal off-street bicycle trail. The Folsom South Canal represents a unique opportunity to take advantage of an existing resource to reduce emissions by encouraging bicycling and walking.

6. We recommend that the DEIR include an analysis of the potential for traffic calming measures such as traffic lane width reductions, curb bulbs, traffic circles, and other measures that can reduce traffic speed and provide a transportation system that encourages bicycling and walking.

Thank you for the opportunity to comment on the Rio Del Oro project. If you have any questions regarding these comments, please contact me at 916.874.4886 or pchristensen@airquality.org.

Sincerely,

Peter Christensen
Mobile Source Division

SAC200400073

COUNTY OF SACRAMENTO

DEPARTMENT OF COUNTY ENGINEERING AND ADMINISTRATION

DEVELOPMENT AND SURVEYOR SERVICES
827 SEVENTH STREET, ROOM 304
SACRAMENTO, CA 95814
www.sacpublicworks.net

KURT SCHMIDT, Chief
Phone: (916) 874-6916
Fax: (916) 874-7100

PUBLIC WORKS AGENCY
CHERYL CRESON, Administrator
STEVEN M. PEDRETTI, Director
County Engineering and Administration
ROBERT F. SHANKS, Director
Water Quality
JOHN W. NEWTON, Director
General Services
THOMAS J. ZLOTKOWSKI, Director
Transportation
KEITH DeVORE, Director
Water Resources
CHERYL CRESON, Director
Multi-Agency Collaborative
DAVID A. PELSER, Director
Waste Management and Recycling

February 5, 2004

Bret Sampson, Environmental Planner
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Subject: Response to Notice of Preparation of Environmental Impact Report for the Rio Del Oro Project (RC 03-014)

Dear Mr. Sampson:

The following comments are in response to your Notice of Preparation (NOP) of an EIR for the Rio Del Oro project (RC 03-014). They are from the perspective of the Sacramento County Infrastructure Finance Section (IFS), which continues to work with Rancho Cordova staff on implementation of infrastructure development fees for the Sunridge Specific Plan.

As is appropriate to a development project of this scale, the NOP on page 7 suggests that a Public Facilities Financing Plan (PFFP) will be prepared for Rio Del Oro. Given Rio Del Oro's location between the rest of the Gencorp property to the north and the Sunrise Douglas Community Plan to the south and east, the Rio Del Oro PFFP should address the coordination of infrastructure financing between developments in these areas and Rio Del Oro, as well as facilitating linkages to the balance of Rancho Cordova and Mather Field to the west.

The overriding concern that IFS has regarding the Rio Del Oro project is with implementing circulation linkages with Highway 50. Accomplishing this is indicated as one of the Project Objectives ("Facilitate the implementation of regional transportation circulation linkages, especially Jaeger Road and Americanos Boulevard, from the project site north to Highway 50. The following points explain further some of the issues that need to be addressed in Rio Del Oro to assure that this is achieved.

- A conceptual alignment plan prepared with the participation of Aerojet-Gencorp is needed to show how the northward extensions of Sunridge's Jaeger Road and Americanos Boulevard as proposed by Rio Del Oro will achieve linkages further to the north from White Rock Road to Highway 50.
- The traffic analysis for the Rio Del Oro project should be consistent with a consensus circulation plan for the Gencorp property including its recent proposal for the Easton development in unincorporated Sacramento County.
- Severe existing and projected traffic congestion on Sunrise Boulevard resulted in the imposition of development phasing requirements on the Sunridge Specific Plan area (Zoning Condition [a]12) calling for the early construction of the Sunrise Boulevard

reliever thoroughfare and Hwy. 50 interchange. This condition allows the recording of no more than 6,500 residential lots in Sunridge before at least 2 continuous traffic lanes of this or an equivalent reliever thoroughfare are constructed.

- Coordination with the Sunridge phasing is needed for any development phasing requirements relative to Hwy. 50 links that are proposed for Rio Del Oro.
- Because construction financing for the Sunrise Boulevard reliever thoroughfare is not yet assured, but the facility needs to be constructed almost as soon as development is expected to begin in either Rio Del Oro or the Sunrise Douglas 2 Specific Plan, the Rio Del Oro PFFP needs to consider possible provision of Mello-Roos bond financing of the Sunrise reliever thoroughfare.
- The City should consider requiring the dedication of these major road rights-of-way (with provision of any appropriate fee program credits) at the time of any project approval for Rio Del Oro. If for some reason this is not possible for the DTSC Consent Order portion of the project, it appears that the combination of the proposed Rio Del Oro Parkway arterial connection from Sunrise Boulevard and the Jaeger Road extension to the north lies within the Elliott Homes portion of the project and would allow for construction to White Rock Road of a reliever facility that complies with the intent of the Sunridge zoning condition.
- The Rio Del Oro proposal to align Americanos Boulevard through the easterly interior of the project is inconsistent with the arterial alignment approved with the Sunridge Specific Plan, which is along the eastern boundary of Rio Del Oro. At a minimum, this needs to be considered prior to City approval of North Douglas #1 (RC 03-002) and other tentative subdivision maps that may be submitted in the northern panhandle of the Sunridge Specific Plan area.
- In order to facilitate the ongoing financing of transportation demand management (TDM) or trip reduction services in Rio Del Oro, the City may wish to request that the area be annexed to County Service Area No. 10, which was formed to provide such services in the Villages of Zinfandel, Sunridge, and Mather Field developments.

Subsequent to participation in today's Rio Del Oro department coordination meeting, IFS may have additional comments. Please feel free to call me at 87-7127 if you would like any additional explanation or information regarding these comments.

Yours truly,

Rich Blackmarr

Rich Blackmarr, Senior Planner
Infrastructure Finance Section

Cc: Hilary Anderson
Paul Junker
Cyrus Abhar
Jeff Clark
Dave Pevny

California-American Water Company
4701 Beloit Drive • Sacramento, CA 95838-2434 / P.O. Box 15468 • Sacramento, CA 95851-0468 • (916) 568-4200 • FAX (916) 568-4260

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RANCHO CORDOVA PLANNING

12 February 2004

City of Rancho Cordova
Planning Department
3121 Gold Canal Dr.
Rancho Cordova, CA 95670

Attention: Bret Sampson

Subject: ENVIRONMENTAL IMPACT REPORT FOR THE RIO DEL ORO PROJECT

Dear Mr. Sampson:

In response to the Environmental Impact Report for the Rio Del Oro Project California American Water submits the following comments:

Hydrology and Water Quality – We support the findings of 'Potentially Significant Impact'. Currently, California American Water owns and operates three wells and a water distribution system in Security Park, which is fully surrounded by this development. While Security Park is not part of this project development, water production for this project may influence current production. Given the extensive groundwater contamination in the area, available groundwater may be very limited. Changes to existing withdraw and recharges must be carefully addressed to protect this resource.

Utilities and Service Systems - We support the findings of 'Potentially Significant Impact'. California American Water has an existing franchise of nearly 2,000 acres, which includes a large portion of this project. To meet our existing customer needs and plan for a reliable water supply for the Rio Del Oro area in the future, California American Water has planned and is initiating a water supply project to utilize conjunctive use main principles for leveraging ground and surface water supplies. The focal point is a transmission line to move water into areas where groundwater contamination is present. Water supply for this project and others in this area, outside of California American Water franchise area, is dependent upon remediated groundwater being discharged to surface sources and future treatment plant construction. The delivery of the water under that scenario may be considered conditional based upon many factors. Alternative plans should be pursued in parallel to ensure water is available for this entire project.

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Given limited water availability in the region, consideration of a wastewater treatment/reclamation facility should be considered to reduce water demand and augment the recharge of the groundwater. This expense should not be borne solely by this project, but the open spaces provided in this project provide opportunity for recharge by injection and irrigation with reclaimed and stormwater runoff. The potential to do this should be incorporated into this project EIR.

Should you have any questions regarding this matter, please contact Tom Gray, Operations Manager at (916) 568-4254.

Mitchell S. Dion
Manager Northern Division

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold
Schwarzenegger
Governor

Jan Boel
Acting Deputy
Director

Memorandum

Date: January 27, 2004

To: All Reviewing Agencies

From: Scott Morgan, Senior Planner

Re: SCH # 2003122057
Rio del Oro

The State Clearinghouse is forwarding the attached material at the request of the Lead Agency for the above-mentioned project.

cc: Hilary Anderson
Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
(916)445-0613 FAX(916)323-3018 www.opr.ca.gov

NOP Distribution List

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  Resources Agency
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Fish and Game

- [ ] **Dept. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Dept. of Fish & Game 1**
  Donald Koch
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  Region 5, Habitat Conservation Program
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  Tammy Allen
  Region 6, Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  Tom Napoli
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
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  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
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  Wayne Hubbard
  Dept. of Health/Drinking Water

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- [x] **Office of Emergency Services**
  John Rowden, Manager
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse

_____

- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [x] **State Lands Commission**
  Jean Sarino
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [x] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Ron Helgeson
- [x] **California Highway Patrol**
  John Olejnik
  Office of Special Projects
- [x] **Housing & Community Development**
  Cathy Creswell
  Housing Policy Division

Dept. of Transportation

- [ ] **Dept. of Transportation 1**
  Mike Eagan
  District 1
- [ ] **Dept. of Transportation 2**
  Don Anderson
  District 2
- [x] **Dept. of Transportation 3**
  Jeff Pulverman
  District 3
- [ ] **Dept. of Transportation 4**
  Tim Sable
  District 4
- [ ] **Dept. of Transportation 5**
  David Murray
  District 5
- [ ] **Dept. of Transportation 6**
  Marc Birnbaum
  District 6
- [ ] **Dept. of Transportation 7**
  Stephen J. Buswell
  District 7
- [ ] **Dept. of Transportation 8**
  Linda Grimes,
  District 8
- [ ] **Dept. of Transportation 9**
  Gayle Rosander
  District 9
- [ ] **Dept. of Transportation 10**
  Tom Dumas
  District 10
- [ ] **Dept. of Transportation 11**
  Bill Figge
  District 11
- [ ] **Dept. of Transportation 12**
  Bob Joseph
  District 12

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
- [ ] Transportation Projects
  Kurt Karperos
- [ ] Industrial Projects
  Mike Tollstrup

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- [ ] **State Water Resources Control Board**
  Jim Hockenberry
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Mike Falkenstein
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Jonathan Bishop
  Los Angeles Region (4)
- [x] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____
  _____
  _____

Regional Transit

Sacramento Regional
Transit District
A Public Transit Agency
and Equal Opportunity Employer

Mailing Address:
P.O. Box 2110
Sacramento, CA 95812-2110

Administrative Office:
1400 29th Street
Sacramento, CA 95816
(916) 321-2800
29th St. Light Rail Station/
Bus 36,38,50,67,68

Light Rail Office:
2700 Academy Way
Sacramento, CA 95815
(916) 648-8400

Public Transit Since 1973

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January 27, 2004

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

NAME OF DEVELOPMENT: Rio del Oro

TYPE OF DOCUMENT: Notice of Preparation/Initial Study

The project being proposed encompasses an extensive area south of White Rock Road, north of Douglas Boulevard and east of Sunrise Boulevard.

It is recommended that the developer meet with Regional Transit staff and City of Rancho Cordova staff to consider how this project may be planned to maximize transit service opportunities.

Items to address include how bus and light rail might serve the project. Consideration should be given to provision of a transit center, bus stops, bus shelters, street patterns, land uses and other transit supportive elements.

Mitigation of anticipated environmental impacts might be accomplished through good transit planning.

Thank you for providing RT the opportunity to comment. Please contact me at 321-2870 or at tjaiyeoba@sacrt.com to arrange a meeting.

Sincerely,

Taiwo A. Jaiyeoba
Real Estate Administrator/TOD

c. Fred Arnold, Real Estate Department Manager
Don Smith, Senior Administrative Analyst
Mike Cassidy, Senior Planner

CITY OF RANCHO CORDOVA

Inter-Agency Correspondence

January 27, 2004

To: Bret Sampson
3121 Gold Canal Drive
Rancho Cordova, CA 95670

From: Jeff Clark, Senior Civil Engineer JCLARK
Transportation Planning Section

Subject: **RIO DEL ORO SPECIFIC PLAN NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**
Control No.: RC 03-014
APN: 072-0370-071, O72-0370-070
Location: Sunrise Boulevard and Douglas Road

The Transportation Planning Section has reviewed the above referenced project and recommends the following issues be considered when preparing the traffic and transportation section of the Draft Environmental Impact Report:

1. The proposed land use plan for the Aerojet property should be included in the cumulative – no project base condition. An application has been filed with the County of Sacramento so this must be considered a known project.

2. The proposed land use plan for the SunRidge II Specific Plan should be included in the cumulative – no project base condition.

3. The traffic study should coordinate with the County of Sacramento Mobility Strategies for County Corridors study. The study is in the process of identifying strategies to aid in the reduction of congestion in 11 major corridors in the County. This includes Sunrise Boulevard from U.S. Highway 50 to Douglas Road. The Rio Del Oro Specific Plan should acknowledge the options and not eliminate options through land use actions.

4. The traffic study should coordinate with the Sacramento Area Council of Governments Elk Grove-Rancho Cordova-El Dorado connector study.

If you have any questions, please call me at 874-5677.

JEC

c: Tammy Urquhart

California Regional Water Quality Control Board

Central Valley Region

Robert Schneider, Chair

Terry Tamminen
Secretary for Environmental Protection

Sacramento Main Office
Internet Address: http://www.swrcb.ca.gov/~rwqcb5/home.html
11020 Sun Center Drive, Suite 200, Rancho Cordova 95670-6114
Phone (916) 464-3291 • FAX (916) 464-4797

Arnold Schwarzenegger
Governor

27 February 2004

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

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE RIO DEL ORO PROJECT, RANCHO CORDOVA

After further review and attending the 26 February 2004 City of Rancho Cordova public meeting regarding the subject Notice of Preparation, we have some additional general comments to those previously submitted by our office on 7 January 2004. Those comments are as follows:

1. There has yet to have been performed a definitive analysis of the potential adverse exposure to future occupants of the property from migration of volatile organics from the groundwater. Before that has been completed, it seems premature to designate land uses for various sections of the property. The results of the analysis *could* show that portions of the property could be restricted on the types of uses of the land that would be allowed. Then again, the analysis could show that there should be unrestricted use of the land. In any case, the analysis should be performed in order to make proper land use decisions.

2. Under the process of cleaning up the soils and groundwater at the property, Aerojet and Boeing will be required to establish appropriate deed restrictions for the property. Those deed restrictions will be very similar to those established in 2001 on the portion of the Aerojet Superfund property to the north that was released from the cleanup program. The future use of the property may be incumbered and the land use plans adjusted accordingly.

3. There are several proposed surface impoundments on the property. The design and operation of those surface water features needs to be done in a manner that will not adversely impact the establishment and operation of the groundwater remediation. What would also be helpful is putting a figure together that depicts the areas that are being investigated for contamination and cleaned up overlain by the proposed future land uses.

4. The figure depicts Jeager Road extending north through the property connecting Douglas Road and White Rock road. The road bisects the wetlands preservation area. It would make more sense to route the lower portion of the road to the west around the wetland preservation area so as

to minimize the potential adverse impacts from the construction and use of the road on the wetlands.

If you have any questions regarding this matter, please call me at (916) 464-4625.

ALEXANDER MACDONALD
Senior Engineer

cc: Gene Riddle, Department of Toxic Substances Control, Sacramento
Rodney Fricke, Aerojet-General Corporation, Sacramento
Sam Penrod, The Boeing Company, Huntington Beach

WALKSACRAMENTO
Walkable Communities = Communities of Walkers

February 17, 2004

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

Re: Notice of Preparation for the Rio del Oro Project -- (Application No. RC 03-014)

Dear Ms. Anderson:

WALKSacramento is pleased to offer comments on the Notice of Preparation for the Draft Environmental Impact Report on the proposed Rio del Oro Project. We note that the proposed project, located east of Sunrise Boulevard and south of White Rock Road, will consist of approximately 3,828.5 acres to be developed as 11,614 residential dwellings, several commercial and industrial sites, 13 open space and recreational facilities, 9 schools, and various other land uses.

We are concerned that there is no mention of pedestrian or bicycle accessibility in the project notice of preparation or the initial study. We would like to see inclusion of standard continuous sidewalks and bike lanes in the project area, as well as, marked crosswalks for pedestrians at intersections and other structures and markings required per the County of Sacramento's Department of Transportation ADA Transition Plan and Pedestrian Master Plan. We are also concerned about the possible impacts to existing roadways discussed in the Transportation/ Traffic section of the initial study and what those impacts could mean to pedestrian and bicyclist safety and access in the area.

While we acknowledge the significant peak-hour motor vehicle traffic uses on the roadways cited in section XV subsection a, we are concerned that the added capacity during the off-peak hours will encourage speeding by drivers that is dangerous for pedestrians trying to cross the streets and bicyclists riding on the streets.

The following are our specific comments:

I. BASELINE TRAFFIC ANALYSIS

We request that in addition to the traditional traffic analysis that the DEIR include the following:

1. **Origin and destination analysis** – This is needed to understand the short and longer distance destinations of trips particularly in the commute period and other heavy traffic periods in order to develop effective mitigation measures as well as to design the most cost-effective transportation solutions. This is vital for both the proposed roadways within the project boundaries and the roadways in the surrounding area that will be directly impacted by changes in traffic volumes and destinations with the addition of the project.

909 12th Street • Sacramento, CA 95814 • 916.444.5864 • fax 916.444.6661 • www.walksacramento.org

This analysis will also assist in identifying potential trips that can be made by walking and bicycling. The transportation analysis specifically cites Sunrise Boulevard, Grant Line Road, Douglas Road, and White Rock Road as roadways that would experience a potentially significant impact from traffic volumes generated by the project.

2. **Pedestrian circulation and connectivity analysis** -- This is needed to maximize pedestrian access to destinations within the project, such as the proposed shopping centers, schools, and parks, as well as, to marked transit stops and destinations adjacent to the project. Additionally, this will support the planning and development of destinations that maximize pedestrian access. This analysis should include an assessment of how close in walkable feet residences are to project destinations and how many shortcuts are provided to increase pedestrian walkability. We suggest that you utilize the Sacramento Metropolitan Air Quality Management District's "INDEX" model to assess pedestrian connectivity quantitatively. For information on the model, please contact Peter Christiansen at (916) 874-4886. This will assist planning and placement of street crossings to maximize pedestrian use.

3. **Pedestrian Level of Service (Ped LOS) analysis** -- This analysis on roadway segments will show the variation of Ped LOS by variation in facility type. This information will help in estimating how much pedestrian demand can be met by the proposed facilities.

4. **Bicycle Level of Service analysis** – on roadway segments. This will help in estimating how much bicycle demand can be met by the proposed facilities.

II. ANALYSIS OF PROJECT IMPACTS: We request that the following impacts be analyzed in the Draft Environmental Impact Report (DEIR) for the proposed roadways within the project and those adjacent to, or in the vicinity of, the project that the Transportation Analysis cites as potentially heavily impacted by the project:

Traffic Impacts of New Roadways & Proposed 4-Lane & 6-Lane Widenings

1. The impact of additional lanes on the willingness of people to cross the roadways in question.
2. The impact of higher speeds during the peak and off-peak on the safety of pedestrians crossing the street.
3. The design and location of pedestrian crossings and how this affects the distances pedestrians must walk to get to their destinations. For instance, intersections with marked crosswalks on all four sides of the intersection are preferable. When just one leg is provided, this increases the distance pedestrians must walk because they have to "backtrack". In addition, it can increase the pedestrian's exposure to traffic by requiring the pedestrian to walk across intersections they would not need to cross if they could make their crossing directly. This also leads to jay-walking since pedestrians like to walk the shortest distance between points.
4. The design and location of bicycle crossings as well as how the signal system responds to bicyclists should be analyzed as to its impact on the ability of bicyclists to safely and conveniently cross the roadways.

Air Quality Impacts of New Roadways & Proposed 4-Lane & 6-Lane Widenings

5. Additional air pollution emissions generated by the additional traffic.

6. Additional toxic air contaminants (diesel particulate and benzene) generated by the additional traffic.
7. Additional air pollution emissions generated by the higher speeds during non-peak hours.
8. Additional greenhouse-related emissions generated by the additional traffic and by the additional roadway pavement.
9. Impact of additional air pollution emissions and toxic air contaminants on people walking along the roadways.

Noise Impacts of New Roadways & Proposed 4-Lane & 6-Lane Widenings

10. Increased noise from additional vehicles including trucks.
11. Increased noise from increased speeds of vehicles during non-peak and evening hours.

III. ANALYSIS OF MITIGATION MEASURES -- We request that the DEIR analyze the potential mitigating effect of the following measures to reduce these impacts:

Traffic related mitigation measures

1. **Pedestrian Crossing Improvements** – Assuring the safety of pedestrians will increase the willingness of people to walk rather than drive for short trips including walking to and from shopping centers and bus stops. Pedestrian crossing improvements include:
    a. ***Signals with pedestrian count-downs*** so pedestrians know how much time is left to cross before the light changes.
    b. ***Pedestrian refuge islands in the median*** so pedestrians can be assured of refuge if they are unable to cross the entire street either because of lack of time or because of drivers turning into the pedestrian crosswalk.
    c. ***Mid-block pedestrian crossings*** with pedestrian activated signals to reduce the distances pedestrians must walk to a signalized intersection.
    d. ***Marked crosswalks on all four corners*** of intersections to enable pedestrians to walk to their destinations in the most direct manner without having to backtrack.
    e. ***Marked crosswalks with extended stop bars*** on all major streets. This discourages drivers from driving beyond the pedestrian crosswalk zone before stopping and thus helps protect pedestrians than the drivers may not otherwise have seen. For example, providing marked crosswalks with extended stop bars (such as are now being installed in the City of Sacramento) will cause drivers to stop before the crosswalk prior to moving into position to turn.

2. **Pedestrian Connectivity Improvements**

    a. ***Pedestrian cut-throughs*** to shorten the walking connections throughout the project including cut-throughs to connect interior streets to major roadways.
    b. ***Pedestrian short cuts*** to schools, parks, and commercial areas to give time incentives to pedestrians.
    c. ***Pedestrian paths and trails*** that connect schools, parks, and commercial areas.
    d. ***Safe Routes to Schools*** to encourage students to safely walk and bicycle to school including extra wide sidewalks (8') in front of schools.

3. **Improved Pedestrian Access to Transit** -- Safe, convenient pedestrian access to transit will result in more people taking transit:

a. ***Safe street crossings*** (noted above)
b. ***Pedestrian activated signals at intersections*** – that give pedestrians priority in crossing the street to encourage transit ridership. (Note: at the present time, pedestrians have to wait long times to cross after they have gotten off their bus.)
c. ***Audible Signals*** – that support access by disabled persons.
d. ***Continuous sidewalks or walkways*** will enable people who live within walking distance of transit stops to safely walk to those stops.

4. **Pedestrian Comfort Improvements** – Additional improvements such as those listed below will further enhance the pedestrian environment and encourage people to walk and not use their car for short trips.
   a. ***Add planter strips between the sidewalk and the shopping areas*** and provide shade trees in those strips. Shopping areas are prime destinations for short trips. This is where trees are most needed to encourage people to walk for some of their shopping trips. Shade trees will encourage pedestrian trips on hot summer days. It is not clear from the project description whether shade trees are intended for the planted areas.
   b. ***Provide benches*** to enable older walkers to pause and rest along their route.
   c. ***Direct routes for walkways*** to enable pedestrians to walk quickly to their destinations. "Meandering" sidewalks that are focused on decoration rather than transportation should be avoided or eliminated.
   d. ***Minimize soundwalls*** on major roadways by locating land uses directly on the roadways with access roads in the rear.
   e. ***Special treatments for walkways adjacent to soundwalls*** including plantings on both sides of wide walkways.

5. **Speed Measures Reduction**
   a. ***Signal Timing for 35 mph*** – Maintaining the speed at the posted speed of 35 miles per hour will reduce the number and severity of collisions with pedestrians and will encourage more pedestrians to cross the street.
   b. ***Narrower lanes*** – Maintaining reduced speeds through narrower lanes (10' rather than 11' and 11' rather than 12') will support increased pedestrian trips.

6. **Transportation demand measures** can reduce the peak-load traffic on Hazel Avenue through strategies that include:
   a. ***Creation of a Rio del Oro transportation management association (TMA)*** to coordinate the activities of the neighborhood groups and the business community to encourage multi-modal travel.
   b. ***Creation of a personalized marketing program to encourage walking, bicycling and transit.*** Personalized marketing to residents in the vicinity could increase walking and bicycling for short trips. Odyssey, a statewide nonprofit organization promoting transportation choices, has recently received a grant to pilot test a personalized marketing approach that has been successful in Europe and in Australia achieving as much as a 14% vehicle trip reduction. It is our understanding that this marketing approach has begun pilot testing in Rancho Cordova. Our records indicate that further information is available from Petra Staats of Odyssey at (916) 448-1687 ex.304.

Air quality related mitigation measures:

7. **Traffic reduction:** Reducing the number of vehicles will also reduce air pollution.
8. **Minimize pavement width**: Reducing pavement width will reduce the heat island effect of asphalt.
9. **Shade trees**: Providing shade trees will reduce the heat island effect of asphalt. Note- deciduous trees are preferable.
10. **Speed reduction**: Maintaining an even speed may also reduce air pollution emissions. Contact the Matt Barth at CE-CERT – the College of Engineering, Center for Environmental Research & Technology, University of California at Riverside for the latest information on emissions related to engine mode. He can be reached at (909) 781-5782 or barth@cert.ucr.edu.

Noise related mitigation measures:

11. **Signal timing** – maintaining even speeds through signal timing will reduce noise.
12. **Narrower travel lanes** – maintaining even speeds through narrower lanes (10' rather than 11' and 11' rather than 12') will minimize noise impacts.

Thank you for consideration of these comments and requests. If you have questions or need additional information, please contact Pam Terry or myself at (916) 444-5864 or via email at ageraghty@saclung.org.

Sincerely,

Anne Geraghty

Anne Geraghty
Executive Director

Cc: Walt Seifert, Sacramento Area Bicycle Advocates (SABA)
Eugene Lozano, California Council of the Blind
Ron Maertz & Peter Christiansen, Sacramento Air Quality Management District
Matthew Barth, UC Riverside, CE-CERT
Dave Franke & Bob Ireland, Sacramento County Department of Transportation
Russ Davis, Elliott Homes
Petra Staats, Odyssey

City of Rancho Cordova

Inter-Correspondence

December 18, 2003

To: Bret Sampson
Planning Department

From: Tony Santiago
Public Works

Subject: **Application Number:** **RC 03-014**
Application Title: **Rio del Oro**
APN: **072-0370-070, 071**
Sunrise and Douglas

We have reviewed the subject application and defer to the Transportation Department for comments related to traffic circulation.

If you have any comments or questions, please call me at (916) 874-7093.

CITY OF RANCHO CORDOVA

3121 Gold Canal Drive • RANCHO CORDOVA, California 95670
Tel: 916.942.0222 • Fax: 916.853.1680 •
www.cityofranchocordova.org
Environmental (916) 361-8384

Routing / Comment Sheet

Date: 12/17/03
To:

City Departments
- ☐ Building Insp. – Tom Trimberger
- ☒ City Attorney – Adam Lindgren
- ☒ Public Works – Cyrus Abhar
- ☒ Public Works – Marilyn Phelps*
- ☒ Sanitation District – Jeff Atteberry*
- ☒ Drainage – Mark Rains*
- ☒ Transportation –Jeff Clark*
- ☒ Landscape Design/Trees - Jim Schubert*
- ☒ Water Supply – Jody Hashigami
- ☒ Infrastructure Finance – Richard Blackmarr
- ☒ Finance – Gene Albaugh
- ☐ Comm. Enhance – Yvonne DeHaan
- ☒ Police Dept. – Jeff Rodriques*

*requests full size maps

Cordova Recreation and Parks Dist.
- ☒ Parks – Jerry Steinke*

Metro Fire
- ☒ Fire – Brian Clark*

Sacramento County
- ☒ Env. Health – Steve Kalvelage
- ☒ Env. Haz Mat – Anthony Chu
- ☐ Ag. Commission – Frank Carl

State Agencies
- ☐ CRWQCB
- ☐ CALTRANS
- ☒ Dept. of Conservation
- ☐ Dept. of Fish & Game

Other
- ☐

Other Agencies
- ☒ Zone 40 Water District
- ☒ CA American Water Co.
- ☒ Southern CA Water Co.
- ☒ FCUSD – Geri Wickham
- ☒ EGUSD – Marnie Rosenstein
- ☒ SCUSD – Jim Dobson
- ☒ Regional Transit – Azadeh Doherty
- ☒ SACOG - Ken Hough
- ☒ PG&E – Steven Jones
- ☒ Pacific Bell–Cheryl Summers
- ☒ SMAQMD – Art Smith
- ☒ SMUD – Ernie Taeys*
- ☒ U.S. Army Corps of Engineers – Justin Cutler
- ☒ State Historic Preservation Office
- ☒ U.S. Fish and Wildlife
- ☐ Postmaster

Project Description

The following application has been submitted to the Planning Department:

Application Number:	RC 03-014
Application Title:	Rio del Oro
Assessor's Parcel Number:	072-0370-071, 072-0370-070
Property Address/Location:	Sunrise and Douglas
Project Description:	See attached NOP/Initial Study

Application Completeness / Project Conditions

If there is any additional information required to evaluate and prepare conditions for the project, please send me a list of these items within two weeks.

This Project: ☐ Will not be discussed at a Project Coordination Meeting
☒ Will be discussed at the Project Coordination Meeting on (date to be determined)

Please send your comments to me by February 12, 2003. **(Please e-mail a copy of your comments to the Environmental Coordinator)** If we do not receive a response by this date, **we will presume that your agency has "no comment."** If you require additional time for review, please contact me.

Sincerely,

Bret Sampson (bsampson@cityofranchocordova.org)
Environmental Planner

Comments are: ☒ Attached ☐ No comment

12/18/03
Signature, date

ANTHONY SANTIAGO, SR. ENGINEER
Print Name and Title

Bret Sampson

From: Betty_L_Miller@dot.ca.gov
Sent: Friday, March 19, 2004 10:12 AM
To: Cutler, Justin
Cc: Jeff_Pulverman@dot.ca.gov; Ken_Champion@dot.ca.gov
Subject: PN199900590, Rio del Oro Project, City of Rancho Cordova, Sacramento County

PN1999900590_1274 to USACE_Sac...

(See attached file: PN1999900590_1274 to USACE_Sac 03192004.pdf) Sorry, Gentlemen.

----- Forwarded by Betty L Miller/HQ/Caltrans/CAGov on 03/19/2004 10:10 AM -----

Betty L Miller
03/19/2004
10:08 AM

To: justin.cutler@usace.army.mil
cc: Jeff Pulverman/D03/Caltrans/CAGov@DOT, Ken Champion/D03/Caltrans/CAGov@DOT
Subject: PN199900590, Rio del Oro Project, City of Rancho Cordova, Sacramento County

Good morning, Mr. Cutler:

The California Department of Transportation, again, expresses its appreciation for the extension of the comment period for the subject notice. After further review of the permit application, we have no comment about the potential hydrological impacts to the State Highway System (SHS) due to the loss of wetlands.

As indicated in the attached memorandum, et al, however, we are awaiting the requested traffic impact study and identified pertinent mitigation to address potential significant impacts of the proposed project to the SHS.

Betty Miller
IGR Coordinator
Division of Transportation Planning
Office of Community Planning

State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

Flex your power!
Be energy efficient!

To: BETTY MILLER
Transportation Planning Program

Date: March 15, 2004

File: 04SAC0037
03-SAC 50/16 P.M. 12.496/11.474
Rio Del Oro Project (#1284)
Public Notice #199900590

From: JEFFREY PULVERMAN, Chief
Office of Regional Planning
DISTRICT 3

Subject: Comments Regarding the Rio Del Oro Project in the City of Rancho Cordova

- This proposed 3,828 acre project with 1200 residential units and other mixed land uses will generate increased traffic in the area south and east of the State Route 50/Sunrise Boulevard Interchange. When Caltrans reviewed the Notice of Preparation document for the project, we requested a Traffic Impact Study and an identification of pertinant mitigation that would be necessary to address any significant traffic impacts. Our letter of January 12, 2004 is enclosed.

Please provide our office at District 3 with any further actions on this project. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Attachment

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS, MS 15
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0638
FAX (916) 274-0648
TTY (530) 741-4509

Flex your power!
Be energy efficient!

January 12, 2004

04SAC0003
03SAC-50/16 PM 12.496/11.474
Rio Del Oro Project
Notice of Preparation
SCH#2003122057

Ms. Hilary Anderson
City of Rancho Cordova
Planning and Community Development
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Ms. Anderson:

Thank you for the opportunity to review and comment on the Notice of Preparation for the Rio Del Oro draft Environmental Impact Report (EIR). Our comments are as follows:

- The project provides a tremendous opportunity to develop a community within the urban area exemplifying livable community values and concepts, minimizing travel through a significant jobs to housing ratio, and encouraging alternatives to the single occupant vehicle. However, the project faces major traffic challenges, which must be addressed so as not to exacerbate existing and projected unacceptable traffic levels of service on local and State facilities.

- The Traffic Impact Study (TIS) to be prepared for this project should address potential traffic impacts to Highway 50, State Route (SR) 16 and each route's intersections and interchanges with the local street system. The TIS should specifically provide a Level of Service (LOS) analysis for the Highway 50 mainline and Hazel Avenue, Sunrise Boulevard and Zinfandel Interchanges (including freeway ramps and ramp terminal intersections). The TIS should also specifically address SR16 and the intersections of SR16 with Sunrise Boulevard and Grant Line Road. A "Guide for the Preparation of Traffic Impact Studies" can be obtained from the following website: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/.

- The TIS should incorporate the following scenarios:

  Existing conditions without the project
  Existing conditions plus the project
  Cumulative conditions (without the project)
  Cumulative conditions (with project build-out)

- A merge/diverge analysis should be performed for SR50 freeway and ramp junctions and all analysis should be based on AM and PM peak hour volumes. The analysis of each route should include the (individual, not averaged) LOS and traffic volumes applicable to all intersection road approaches and turn movements. The procedures contained in the Year 2000 Highway Capacity Manual should be used as a guide for the traffic study.

- Mitigation measures should be identified where the project would have a significant impact. Caltrans considers the following to be "significant impacts":

  - Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway.
  - Vehicle queues at intersections that exceed existing lane storage.
  - Project traffic impacts that cause any ramp's merge/diverge Level of Service (LOS) to be worse than the freeway's LOS.
  - Project impacts that cause the freeway or intersection LOS to deteriorate below LOS E for freeway and LOS D for intersections. (If the LOS is already "E" or "F", then a quantitative measure of increased queue lengths and delay should be used to determine appropriate mitigation measures.)

- Possible mitigation measures to consider include:

  - Widening interchange ramps to increase capacity.
  - Modifying ramp terminal intersections.
  - Adding auxiliary lanes between interchanges.
  - Increasing the ramp acceleration or deceleration lane length to improve merge/diverge operations.
  - Adding signalization and ramp intersection geometric improvements at impacted interchanges and nearby intersections.
  - Construction of the SR50/Alta-Sunrise Interchange and connector to the International Drive Extension.

- The analysis of future traffic impacts should be based on a 20 year planning horizon.

- Future transportation systems assumed for cumulative conditions should include those improvements which are included in the Sacramento Area Council of Governments' "Metropolitan Transportation Plan for 2025".

- The Rio Del Oro Project should be coordinated with and consider the Sacramento Area Council of Government's Elk Grove – Rancho Cordova – El Dorado Corridor Connector Planning Study currently underway.

- The proposed project EIR should assess whether this development will affect any of the three major drainage courses near SR16: Morrison Creek, Frye Creek and Laguna Creek. Minor drainage facilities along SR16 may also be impacted between Sunrise Boulevard and Grant

Line Road. The DEIR should address the potential impacts of the proposed project on the highway bridges. Please provide complete hydrologic analysis to Caltrans for our review. The analysis should evaluate the change in stage, discharge, and velocity through the SR16 bridges. Chapter 820 of the Caltrans Highway Design Manual should be used as guidelines for this analysis.

- Public Resources Code Sections 21081.4, 21081.6 and 21081.7 mandate that lead agencies under CEQA provide the California Department of Transportation with information on transportation related mitigation monitoring measures for projects that are of statewide, regional, or area wide significance. The enclosed "Guidelines for Submitting Transportation Information from a Reporting or Monitoring Program to the Department of Transportation" (MM Submittal Guidelines) discuss the scope, purpose and legal requirements for mitigation monitoring reporting and submittal, specify the generic content for reports, and explain procedures for the timing, certification and submittal of the required reports. This project under review has impacts that are of regional or area wide significance. Therefore, the enclosed Mitigation Monitoring Certification Checklist form should be completed and submitted to our office when the mitigation measures are approved, and again when they are completed.

- In developing residential subdivisions we support efforts to look beyond the pavement to the role that streets and roads play in enhancing communities and the natural environment. Some jurisdictions propose traffic calming elements to improve safety, enhance pedestrian and bicycle facilities and control speed. We support expanded facilities for alternative travel modes that could help reduce vehicular trips in this developing area.

- We encourage the City to incorporate circulation strategies within the specific plan area that enhances alternative transportation and reduces reliance on the use of single occupant vehicles (ie. provide streetscape designs that reduce barriers, provide transit facilities, extend bicycle lane networks, etc.).

- Caltrans supports the integration of new housing units in communities with shops, employment, education and recreation sites with transit access and non-motorized transportation infrastructure to reduce reliance on automobile trips.

- Residential projects should be designed to encourage basic livability concepts, including but not limited to:

  - Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking/biking distance of each other.

  - The design and circulation network for the project should be planned to encourage and facilitate the use of alternative transportation modes, including bicycles, transit, and pedestrian travel.

Please provide our office with a copy of the draft TIS and draft EIR. If you have any questions regarding these comments, please contact Ken Champion at (916) 274-0615.

Sincerely,

Kenneth R. Champion for

JEFF PULVERMAN, Chief
Office of Regional Planning

Enclosures

c: Scott Morgan, State Clearinghouse
Jeff Clark, Sacramento County Public Works
Ken Hough, SACOG

GUIDELINES FOR SUBMITTING TRANSPORTATION INFORMATION FROM A REPORTING OR MONITORING PROGRAM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (DEPARTMENT)

INTRODUCTION

The California Environmental Quality Act (CEQA) as amended on January 1, 2001, by Assembly Bill (AB) 1807, added a new provision to Section 21080.4 of the Public Resources Code (PRC).
The provision requires lead agencies to submit Notices of Preparation (NOPs) to the Governor's Office of Planning and Research when they determine that an environmental impact report will be required to approve a project.

The new law also amended PRC Section 21081.7, which now requires that "transportation information resulting from a reporting or monitoring program adopted by a public agency" be submitted to the Department when a project has impacts that are of statewide, regional, or area-wide significance.

Mitigation reporting or monitoring programs are required under PRC Section 21081.6 when public agencies include environmental impact mitigation as a condition of project approval. Reporting or monitoring takes place after approval to ensure implementation of the project in accordance with mitigation imposed during the CEQA review process.

In addition to the requirements listed above, AB 1807 obligates the Department to provide guidance for public agencies to submit their reporting or monitoring programs. Subject to these requirements, the following guidelines have been adopted by the Department.

PURPOSE OF THE GUIDELINES

The purpose of these guidelines is to establish clear and consistent statewide procedures for public agencies to submit transportation mitigation reporting or monitoring information to the Department. They are to be used by District Intergovernmental Review (IGR) Program Coordinators for identifying the scope and timing of transportation information needed, and to identify the "single point of contact" for transmittal of reporting or monitoring information from the lead agency to the Department.

PROCEDURES The following procedures are intended for use by District IGR Program Managers and Coordinators in directing local lead agencies to comply with PRC Section 21081.7.

A. The District IGR Coordinator will notify the CEQA lead agency in writing about transportation reporting or monitoring submittal requirements in PRC Section 21081.7 during either "early consultation", the Notice of Preparation (NOP) stage, or the Initial Study (IS) phase of the CEQA review process.

B. Detailed procedures for the CEQA lead agency to submit transportation reporting or monitoring information to the district should be attached to the district's notification letter. The submittal shall contain the following information:

1. The name, address, and telephone number of the CEQA lead agency contact who is responsible for the mitigation reporting or monitoring program (see PRC Section 21081.6[a][1]).

2. The location and custodian of the documents or other material, which constitute the record of proceedings upon which the lead agency's decision is based (see PRC Section 21081.6[a][2]).

3. Assurances from the CEQA lead agency that the Department can obtain copies of the aforementioned documents and materials, if needed, to clarify details or resolve issues related to the mitigation adopted (see PRC Section 21081.7).

4. Detailed information on impact assessment methodologies, the type of mitigation, specific location, and implementation schedule for each transportation impact mitigation measure included in the reporting or monitoring program (see PRC Section 21081.6[b]). The CEQA lead agency, at its discretion, may submit the complete reporting or monitoring program with the required transportation information highlighted.

5. A certification section which will be signed and dated by the CEQA lead agency and the Department certifying that the mitigation measures agreed upon and identified in the above checklist have been implemented, and all other reporting requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.

C. When the project involves encroachment onto a state highway, the certification section will be signed by the District Permit Engineer. The District Permit Engineer will retain one copy of the mitigation reporting or monitoring information for the district permit files, and forward the original document to the District IGR Coordinator. The District IGR Coordinator will forward a copy to the Department's IGR Program Manager.

D. When the project does not involve encroachment onto a state highway, the certification section will be signed by the District IGR Coordinator. The District IGR Coordinator will retain the original document and forward a copy to the Department's IGR Program Manager.

APPROVED:

7-2-07/03	2/19/03
BRIAN J. SMITH Date	RANDELL H. IWASAKI Date
Deputy Director	Deputy Director
Planning and Modal Programs	Maintenance and Operations

CEQA LEAD AGENCY CERTIFICATION CHECKLIST FORM *
FOR SUBMITTAL OF TRANSPORTATION MITIGATION MONITORING REPORTS

Project Name: _____
Lead Agency and State Clearinghouse (SCH) File #s: _____
Findings & Approval Dates & Document Types: _____

Lead Agency Contact (Name, Title, Agency, Address & Phone): _____
_____

Project Proponent (Name, Title, Company, Address & Phone): _____
_____

For each specific Transportation Related Mitigation Measure associated with this Project,
The following information items are included in the attached materials:

Yes	No	
☐	☐	Location/Custodian Of CEQA Documents, Proceedings, Records
☐	☐	Description Of How To Obtain Copies Of Above Documents
☐	☐	Mitigation Measure Name & Identifying Number
☐	☐	Caltrans Encroachment Permit Number (if one was needed)
☐	☐	Copy of Other Agency Permits required for this Measure (if needed)
☐	☐	Measure Location Description, Latitude/Longitude, & Vicinity Map
☐	☐	Location of Impacted State Highway Component (County, Route, Postmile)
☐	☐	Detailed Description of Measure & its Purpose (attach blueprints if necessary)
☐	☐	Implementation Schedule & Progress Reports
☐	☐	Completion Criteria (including detailed performance objectives)
☐	☐	Completion Evaluation (including field inspection reports)
☐	☐	Estimated Monetary Value of Completed Measure & % Local Agency Funded
☐	☐	Photograph of Completed Measure Attached
☐	☐	Responsible Contractor (Name, Company, Address & Phone)

We certify that these agreed upon mitigation measures either will be ☐ or have been ☐ implemented, and all other requirements have been adhered to, in accordance with PRC Sections 21081.6 and 21081.7.

Signature & Date:	_____	_____
Name:	_____	_____
Title:	_____	_____
	CEQA Lead Agency	**California Department of Transportation**

* This Certification Checklist form is to be used by public agencies to submit their mitigation reporting or monitoring programs to the California Department of Transportation (Department) when a CEQA project has been found to have transportation or circulation impacts that are of statewide, regional, or area-wide significance. Copies of this form, and the Department Guidelines developed pursuant to PRC Section 21081.7, can be downloaded from our website (http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_guidelines_procedures.htm). Completed forms with attached materials may be post-mailed, e-mailed, or faxed to the appropriate Caltrans District Planning Office Chief, Attention: Intergovernmental Review (IGR) Coordinator. (Form Version 05212003)

CITY OF RANCHO CORDOVA
CALIFORNIA
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US Army Corps of Engineers ®
Sacramento District

Rio del Oro Project

Public Scoping Meetings Comment Sheet

The public is encouraged to provide written comments regarding the scope of the proposed Rio del Oro EIR/EIS. This is the public's opportunity to give input as to what issues should be addressed in the EIR/EIS.

Name:	Aimee Hagen
Address:	1415 L St #300 Sac 95814
Affiliation:	SACOG
Phone Number:	916-340-6211
E-mail:	ahagen@sacog.org
Comments:	

Look at strategies for connecting habitat both on-site + off site (regional) mitigation
Work with Sacramento County HCP process to identify habitat + mitigation

If unable to provide written comments at the public scoping meetings, feel free to send comments to the address below. This comment sheet also contains the address on the back for easy mailing.

Bret Sampson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Fax: (916) 361-1574
e-mail: bsampson@cityofranchocordova.org

URBAN CREEKS COUNCIL
SACRAMENTO

4855 Hamilton Street, Sacramento, CA 95841
(916) 482-8377 - Fax (916) 483-1320
Email: ucc@arcadecreekrecreation.com

March 5, 2004

RECEIVED BY
MAR 10 2004
PACIFIC MUNICIPAL CONSULTANTS

Mr. Bret Sampson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Re: Rio Del Oro Scoping comments for EIR/EIS

Dear Mr. Sampson:

I commented briefly on Sacramento Urban Creeks Council's areas of concern at the Mills Station scoping meeting on February 26. This is a follow-up to provide more detail.

The EIR/EIS needs to analyze the impacts of the proposed project on Western Spadefoot Toad and Orcutt Grass. Have sufficient surveys been made to rule out the presence of breeding toads in the project area?

The EIR/EIS needs to analyze how the proposed project will impact creation of a viable natural resource preserve system for this part of the county. The preserve system should include wetlands/vernal pools, riparian/creek and grassland areas. Does the proposed wetland mitigation site connect or have the potential to connect to other existing or planned mitigation/preserve sites? How will the proposed mitigation wetland area fit in with the preserve plan that will be a major component of the South Sacramento Habitat Conservation Plan? In the absence of an HCP, how can this project be coordinated with other projects so that creek corridors, vernal pool corridors and other wildlife connectors can be preserved?

The EIR/EIS should analyze the flood protection and water quality effectiveness of handling stormwater and urban use run-off through conventional gutters and storm drains directing water into the creek or detention basin connected to the creek. An alternative drainage system should be analyzed. This alternative system would incorporate swales and numerous small detention basins within the developed area, such as yards and common green space areas, to receive run-off. A discussion of the different systems should address soil contamination. For example, rainwater falling on contaminated soils might be best handled with a more impervious infrastructure to avoid groundwater contamination. The discussion should also consider possible advantages of an alternative system. Those benefits might include increased groundwater recharge and higher quality water entering Morrison Creek and the wetland area. These issues need to be addressed

early to increase the likelihood that the wetland/creek preserve will remain as viable wildlife habitat.

The EIR/EIS needs to fully describe the Jaeger Road extension. How wide will the road be, including bike lanes, shoulder, sidewalks and utility easements? How much traffic at buildout? What will be the impact of the road on the creek and the wetland area? Impacts to be described include traffic, stormwater runoff and other uses associated with the road. Again, these impacts need to be disclosed now so that the success of the preserve system can be more accurately predicted.

The groundwater and soil contamination issues within the project area are complex. They need to be completely and thoughtfully analyzed and discussed. Has there been a risk assessment on the groundwater and the potential for the contaminated groundwater to release gases back into the soil? One risk being volatile organic compounds collecting in a basement. How will development impact the clean-up of soils and groundwater? Will development of this proposed project hamper clean-up operations needed on the site or adjacent or nearby areas?

The EIR/EIS should discuss an alternative development that is more compact and mixes uses. Some of the possible benefits that should be included in that discussion are traffic impacts and increased open space.

Thank you for giving us this opportunity to comment. If you have any questions, you may contact me at 454-4544.

Sincerely,

Alta Tura

Alta Tura
President

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Sacramento District

Rio del Oro Project

Public Scoping Meetings Sign-In Sheet

February 26th 2:00 p.m.

Name	Affiliation	Address	Phone Number
Jennifer Johnston	ENSR	10411 Old Placerville Rd Ste. 210 Sac. 95843	(916) 362-7100
Sabrina Teller	Remy Thomas	455 Capitol Mall #210 Sacramento CA 95814	(916) 443-2745
Jerry Steinke	Cordova Rec. Park Dist	2197 Chase Dr. R.C 95670	(916) 362-1841
Aimee Hagen	SACOG	1415 L St Sac 95814	916-340-6211
Russ Blair	Metro Fire	3012 Eva Canal R.C. CA 95742	942-3324
Wayne Lundstrum	SMUD	6201 S Street Sac	732-5332
Gilbert Angejo	"	"	732-6257
John Coppola	Sac Co Water	827 7th St Rm 301 Sacto 95814	684-8936

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February 26th 2:00 p.m.

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February 26th 2:00 p.m.

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Sacramento District

Rio del Oro Project

Public Scoping Meetings Sign-In Sheet

February 26th 6:00 p.m.

Name	Affiliation	Address	Phone Number
Sobrina Teller	Remy, Thomas	455 capitol Mall L Suite 210 95814	443-2745
Wayne Lundeen	SMUD	6201 S. Street	732-5332
Dave Peony	Sac. County Planning	827 7th St; Rm 230	874-6141
MIKE SPAICH	MILLS ONE CLUB	2900 MATHER FIELD RD. RANCHO CORDOVA 95670	368-6455
Pam Terry	Walk Sacramento	909 12th Street sacto. 95814	444-5864
Alta Tura	Sac Urban Creeks Cncl	4633 Q St Sacto 95819	454-4544

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Name:	
Address:	
Affiliation:	
Phone Number:	
E-mail:	
Comments:	

If unable to provide written comments at the public scoping meetings, feel free to send comments to the address below. This comment sheet also contains the address on the back for easy mailing.

Bret Sampson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Fax: (916) 361-1574
e-mail: bsampson@cityofranchocordova.org

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Sacramento District

Rio del Oro Project

Contact Sheet

The public is encouraged to contact the following people with questions and or comments about the Rio del Oro EIR/EIS at anytime:

Justin Cutler
Chief, Sacramento Office
Regulatory Branch
U.S. Army Corps of Engineers
1325 J Street, Room 1480
Sacramento, CA 95814-2922
916-557-5258
916-557-6877 [fax]

Pam Johns
Planning Project Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
(916) 942-0222
(916) 361-1574 [fax]

Patrick Angell
EIR/EIS Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
(916) 942-0222
(916) 361-1574 [fax]

APPENDIX C

PROPOSED DRAFT WETLAND MITIGATION AND MONITORING PLAN AND VALLEY ELDERBERRY LONGHORN BEETLE MITIGATION PLAN

Mitigation and Monitoring Plan

For

Rio Del Oro

Sacramento County, California

January 18, 2006

Prepared for:
Elliott Homes, Inc.
and
GenCorp Real Estate

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

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Attachment A – Wetland Preserve, Impact and Compensation Plan

SUMMARY

This mitigation and monitoring plan has been prepared for the Rio del Oro project as required by the U.S. Army Corps of Engineers.

The project is located in Sacramento County, California. There are a total of 56.632 acres of waters of the U.S. on-site, including 35.485 acres of vernal pool, 3.540 acres of ponds, 6.044 acres of seasonal wetland swale, 6.418 acres of seasonal wetland, and 5.145 acre of ephemeral drainage. Of these 56.632 acres, 30.328 acres will be impacted. A total of 12.946 acres of non-jurisdictional (isolated) aquatic features also occur on the project site, including 2.414 acres of vernal pool, 0.721 acre of pond, 0.653 acre of seasonal wetland swale and 9.158 acres of seasonal wetland. These features occur primarily within the dredger tailings that cover much of the project site. The project consists of grading and filling to establish construction grade and the installation of infrastructure for mixed land use on the 3828+ acre parcel.

As part of project implementation, a 507-acre area located in the southern portion of the project that contains the highest quality and density of vernal pools will be set aside as a Wetland Preserve. In addition to the 18.234 acres of preserved vernal pools, 20.279 acres of vernal pools will be created in the Preserve. An additional 19.5 acres of seasonal wetland mitigation will be constructed within the on-site detention basins. Wetland habitat will also be created within the major drainage corridors on the site. These corridors will contain 6.53 acres of low-flow channels, and 12.30 acres of emergent marsh and riparian habitat. The mitigation wetlands will be monitored for a 5-year period. Specific success criteria have been set forth in this document. The wetland preserve area will be permanently fenced and will be protected by Deed Restrictions and Conservation Easements. It is to be managed as wetland/wildlife habitat in perpetuity. Long-term monitoring and maintenance funding will be provided through a Community Facilities District or other similar mechanism such as a Mello-Roos District and carried out by the City of Rancho Cordova or other public agency.

PROJECT DESCRIPTION

Responsible Parties

APPLICANTS:

Elliott Homes, Inc.
Contact: Russ Davis
80 Iron Point Circle, Suite 110
Folsom, CA 95630

Phone: (916) 984-1300
Fax: (916) 984-1322

GenCorp Real Estate
Contact: David Hatch
620 Coolidge Drive, Suite 100
Folsom, CA 95630

Phone: (916) 351-8534
Fax: (916) 351-8669

AGENT:

ECORP Consulting, Inc.
Contact: Bjorn Gregersen
2260 Douglas Boulevard, Ste 160
Roseville, CA 95661

Phone: (916) 782-9100
Fax: (916) 782-9134

Parties having financial responsibility:

Elliott Homes, Inc.
80 Iron Point Circle, Suite 110
Folsom, CA 95630

GenCorp Real Estate
620 Coolidge Drive, Suite 100
Folsom, CA 95630

Present owner of mitigation site:

Elliott Homes, Inc. and GenCorp Real Estate

Expected long-term owner of the mitigation site:

City of Rancho Cordova or other public agency

Parties responsible for long-term maintenance of the mitigation site:

City of Rancho Cordova or other public agency

Location of Project

The 3828-acre project site (Assessor's Parcel No. 072-0370-036,043,045-048,066,067,070,071, 072-0440-003,005-016, and 072-0540-023) is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard in Sacramento County, California. The site corresponds to portions of Sections 5, 6, 7, 8, 9, and 10 of Township 8 North, Range 7 East, on the "Carmichael, California" U.S. Geological Survey 7.5-minute quadrangle and portions of Sections 31 and 32 of Township 9 North, Range 7 East, on the "Buffalo Creek, California" U.S. Geological Survey 7.5-minute quadrangle (Figure 1 – *Project Site and Vicinity*).

Brief Description of Overall Project

The proposed project consists of grading and filling to establish construction grade and installation of infrastructure for a master-planned community on the 3828+acre parcel (Figure 2 – *Land Use Plan*). The proposed land use plan would include high, medium, and low-density residential, retail/commercial, office, park, schools, wetland preserve and open space.

Jurisdictional Areas to be Filled

The project will permanently impact approximately 30.328 acres of waters of the U.S., composed of vernal pool (17.277 acres), pond (2.923 acres), seasonal wetland swale (3.509 acres), seasonal wetland (3.064 acres), and ephemeral drainage (3.555 acres) to be filled during construction grading.

Non-Jurisdictional Aquatic resources to be Filled

The project will permanently impact 12.946 acres of isolated wetlands, composed of 2.414 acres of vernal pool, 0.721 acre of pond, 0.653 acre of seasonal wetland swale and 9.158 acres of seasonal wetland.

Types, Functions and Values of the Jurisdictional Areas on the Project Site To Be Directly and Indirectly Impacted

Types

The following table provides acreage of the wetlands and other waters of the U.S. that would be impacted by the proposed project. Descriptions of wetland categories follow.

Table 1 - Waters/Wetlands Existing, Preserve, and Impact

Wetland Type	Existing	Preserve	Impact
Wetlands			
Vernal pool	35.485	18.234	17.277
Pond	3.540	0.617	2.923
Seasonal wetland swale	6.044	2.445	3.509
Seasonal wetland	6.418	3.354	3.064
Other Waters of the U.S.			
Ephemeral drainage	5.145	1.590	3.555
Total:	**56.632**	**26.240**	**30.328**

Functions, Values, and Baseline Information

A delineation of the project site was first conducted by Gibson and Skordal in 1999 and revised by ECORP Consulting, Inc. on October 21, 2004 (Figure 3 – *Wetland Delineation*). The delineation was verified by the U.S. Army Corps of Engineers on January 10, 2005. A total of 56.632 acres of waters of the U.S. are located within the project site. In addition, 12.946 acres of non-jurisdictional wetlands were identified on the site.

Vernal Pools

Vernal pools are poorly drained, isolated depressions that occur within the annual grassland landscape. Vernal pools are fed by direct rainfall or surface run-off. Water ponds for several weeks at a time during the rainy season and may dry completely between storm events.

In the Mediterranean climate of California's Central Valley, fall rains initiate the "wetting" stage, during which seeds germinate and dormant perennials re-sprout. As soils saturate and standing water accumulates, the pool enters the "aquatic" phase. Inundation may be periodic or continuous, and this variability supports a diverse plant and animal community. As water levels recede, primarily through evaporation, the "drying" phase begins during which pool basins begin drying and plant flowering reaches its peak, followed by the setting of seeds. The final phase is the "drought" phase, which is characterized by dry soils and dead or dormant vegetation. Since vernal pools hold ponded water and have emergent vegetation, they are responsible for some nutrient uptake/transformation. However, because of the brief period of inundation of the vernal pools on the site, it is unlikely that the pool provides any significant contribution to overall regional water quality (i.e., minimal effects on groundwater recharge, flood flows, or sediment stabilization).

There are numerous vernal pools throughout the annual grassland habitat portions of the project site, particularly in the non-mined areas. Vernal pools are types of shallow seasonal wetland depression that are typically dominated by annual native wetland plant species adapted to an annual wet/dry cycle. Vernal pools are flooded in the winter and spring but completely dry by summer. On-site vernal pools vary in maximum water depth from a couple of inches to 18 inches deep, and they range from 0.002 to 1.3 acres in size. Due to the timing of this wetland delineation, many of the species that ordinarily occupy the vernal pools during the wet season were lacking or their remains were not identifiable to species. Plant species observed within vernal pools include Carter's buttercup (*Ranunculus bonariensis*), Vasey's coyote-thistle (*Eryngium vaseyi*), creeping spikerush (*Eleocharis macrostachya*), and slender popcorn-flower (*Plagiobothrys stipitatus*). Typical wildlife associated with vernal pools includes various aquatic invertebrates and amphibians such as the pacific chorus frog.

The vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*), listed as threatened and endangered (respectively), pursuant to the federal Endangered Species Act, are known to occur within several vernal pools in project area. Two years of wet season surveys have been performed on the site, and vernal pool tadpole and fairy shrimp were located in the open grassland habitat along the outer edges of the project site.

Seasonal Wetland and Seasonal Wetland Swale

Seasonal wetlands are scattered throughout out both the mined and non-mined areas of the project site. These seasonal wetlands are ephemerally wet areas that are usually underlain by clay or a heavy clay loam that act to suspend runoff within low-lying areas. They become inundated during the winter and fall but dry completely during the summer months. Unlike vernal pool wetlands, vegetation inhabiting on-site seasonal wetlands is predominately non-native wetland generalist plants such as Italian ryegrass (*Lolium multiflorum*), barley (*Hordeum murinum*), dock (*Rumex* spp.) rabbits-foot grass (*Polypogon monspeliensis*). Less common are native species such as Baltic rush (*Juncus balticus*) and creeping spikerush (*Eleocharis macrostachya*). Many of the seasonal wetlands that occur within the cobble tailings low areas also contain woody species such as willow and cottonwood. The vegetation in seasonal wetlands can function to remove/transform nutrients, as well as help with sediment stabilization. However, due to the size of these wetlands and the relatively low amount of water conveyed through this habitat, contribution to overall regional water quality is relatively low (i.e., minimal effects on groundwater recharge or flood flows).

Various seasonal wetland swales are located on the project site and consist of shallow, ephemerally wet areas that convey water between larger drainages or other wetland/water features during storm events. They occur as linear wetland features but lack bed-and-bank, and are lined with vegetated. Portions of a swale remain saturated into the growing season, support some hydrophytic vegetation, and exhibit hydric soil characteristics. The vegetation community of on-site swales consists primarily of non-native wetland generalist plants such as Italian ryegrass and Mediterranean barley, dock, as well as native annual species including coyote thistle.

When inundated, these seasonal wetlands potentially provide habitat for aquatic invertebrates and amphibians. For most of the remainder of the year, wildlife usage is similar to that of typical Central Valley non-native annual grassland habitat.

The isolated seasonal wetlands can provide habitat for vernal pool fairy and/or tadpole shrimp (*Branchinecta lynchi* and/or *Lepidurus packardi*, respectively). Some of the seasonal wetland depressions on the site have been considered potential habitat for listed crustaceans.

Pond

Several wetland features identified as ponds are present within the project site and consist primarily of modified or excavated basins or impounded drainages. They currently provide water for cattle grazing. For the most part, the ponds are seasonally inundated yet they hold water significantly longer than other seasonal wetland types. Several may even remain inundated throughout the year. The ponds largely lack emergent vegetation except for scarce individuals that exist around the high water mark.

Ponds can contribute to water quality through nutrient removal/transformation, collections of flood waters during local storm events, and reduction in sediment loads and turbidity. Many wildlife species are likely to use the stock ponds throughout the year and these may include great egret (*Ardea alba*), great blue heron (*A. nerodias*), belted kingfisher (*Ceryle alcyone*), bullfrog (*Rana catesbeiana*), and Pacific chorus frog. These ponds can be particularly important to wildlife seeking water during summer months, when other features have dried down.

Ephemeral Drainage

Ephemeral drainages are linear features that provide a conduit to flow during storm events. In general, they exhibit bed-and-bank characteristics and are largely un-vegetated due to the depth and scouring effects of flowing water. Occasionally however, some hydrophytic vegetation is present along the upper edges, and in areas where sediment accumulation provides suitable substrate for plant establishment. The dominant ephemeral drainage located on-site is Morrison Creek which runs from east to west through the southern section of the site and is identified on the U.S.G.S topographic map as a blue line feature. Ultimately, this feature drains into Mather Lake, located southwest from the Rio del Oro Project Area. Several other smaller sections of ephemeral drainages were mapped in the Project Area. They consist

originally of seasonal wetland swale features that have eroded and developed bed-and-bank characteristics.

The channels are important to water quality in that they collect sheet flows and water from local storm events into larger drainages and tributaries. Depending on the flow capacity, the channels may also contribute to overall regional water quality in terms of nutrient transformation and sediment stabilization.

Recreational Use / Public Access

The recreational uses of the drainages, seasonal wetlands, vernal pool habitats are limited to a few non-consumptive uses, primarily the aesthetic value during the spring and providing opportunities for activities such as birding. However, since the site is private property, such uses are minimal.

Soils

There are eleven different soils types mapped for the project area. Soil series mapped by the Natural Resource Conservation Service for the site include (145) Fiddyment fine sandy loam, 1-8% slopes; (158) Hicksville loam, occasionally flooded, 0-2% slopes; (159) Hicksville gravelly loam, 0-2% slopes; (181) Natomas loam, 0-2% slopes; (191) Red Bluff loam, 0-2% slopes; (192) Red Bluff loam, 2-5% slopes; (193) Red Bluff Loam, 0-5% slopes; (196) Red Bluff-Xerorthents, dredge tailing complex, 2-5% slopes; (198) Redding gravelly loam, 0-8% slopes; (223) Slickens; and (245) Xerorthent, dredge tailings, 2-50% slopes (Figure 4 – *NRCS Soil Types*). The Fiddyment, Hicksville, Natomas, Red Bluff, and Redding soils occur in the grasslands within areas which have not been disturbed by historic mining activities. The Slickens and Xerorthent dredge tailings soils occur with areas that have been substantially disturbed by historic mining activities.

GOAL OF MITIGATION

The overall goal of the proposed mitigation for the Rio del Oro project is to achieve no net loss of wetland functions and values as well as riparian habitat. This goal will be accomplished through a combination of on-site preservation and creation. On-site mitigation planned for the site is creation of 20.279 acres of vernal pools, 12.30 acres of seasonal/riparian wetland, 6.53 acres of channel, and 19.5 acres of seasonal wetland (Figure 5 and Attachment A – *Wetland Preserve, Impact and Compensation Plan*). Vernal pools creation will occur within the proposed 507-acre Wetland Preserve, where a total of 18.234 acres of vernal pools will be preserved. This area contains the highest quality and density of vernal pools on the project site. In addition, the preserve area contains a majority of the undisturbed area on the project site; most of the remainder of the site has been historically mined, and is currently dredger tailings.

Types

The following table summarizes acreage of the wetlands and other Waters of the United States that would be impacted, preserved and created by the proposed compensation project. Descriptions of the compensation wetlands follow.

Table 2 - Waters/Wetlands, Existing, Avoidance, Impact, and Compensation Acreage

Wetland Type	Existing Acres	Impact Jurisdictional Acres	Impact Isolated Acres	On-site Preservation Acres	On-Site Creation Acres
Vernal Pool	35.485	17.277	2.414	18.234	20.279
Pond	3.54	2.923	0.721	0.617	0
Seasonal wetland swale	6.044	3.509	0.653	2.445	0
Seasonal wetland	6.418	3.064	9.158	3.354	19.5
Ephemeral drainages	5.145	3.555		1.59	0
Riparian wetland	---	---		---	12.302
Channel	---	---		---	6.534
Total	**56.632**	**30.328**	**12.946**	**26.24**	**58.615**
		Total Impact:	**43.274**		

Characteristics, Functions and Values of Habitat to be Created/Enhanced

On-Site Mitigation

The functions and values of the habitat to be created or enhanced on-site will be designed to mimic those of the impacted habitats on the project site.

A 507-acre vernal pool preserve area will be designated in the southern portion of the project site (Figure 6 – *Conceptual Vernal Pool Preserve*). This area contains the highest concentration of hig-value vernal pools on the project site. Approximately 18.234 acres (over one-half the total acreage of jurisdictional vernal pools) are located within the proposed preserve. Vernal pool creation totaling 17.867 acres (maintaining approximately 250′ buffers from existing vernal pool features) would occur within this preserve area also. Other wetland features currently existing within the preserve include: 2.445 acre of seasonal wetland swale, 3.354 acres of seasonal wetland, 1.590 acres of ephemeral drainage, and 0.617 acre of pond. The portion of Morrison Creek located within this area will be preserved.

The wetland preserve is being designed to maximize protection of existing and compensatory vernal pool habitat. Drainage will be designed so that summer nuisance flows are directed to low-flow channels to be constructed along the perimeter of the preserve that will parallel a proposed trail system. The preserve configuration was also designed to maintain existing hydrology to preserved and compensatory vernal pool habitat. Development areas adjacent to the preserve generally flow away from the preserve and will not compromise the hydrology of the protected resources.

In addition to the wetland preserve area, 186 acres of drainage corridors and open space will be established on the project site. The corridors will range from 200 to 300 feet wide and will consist of a meandering low-flow channel, adjacent wetlands, riparian plantings and a bike trail (Figure 7 – *Conceptual Corridor Plan*). These corridors will reestablish defined drainageways for the site which have not been present since the dredging operations completely altered the character and topography of the majority of the site. It is anticipated that riparian habitat

established adjacent to the reestablished corridors will offset mitigation requirements that may be required by the California Department of Fish and Game.

Three detention basins (7,6, 26 acres) will be constructed on the project site for flood protection. Seasonal wetlands will be constructed within the 6- and 26-acre detention basin that are contiguous with the reestablished corridors.

Evaluation of Temporal Losses

The created habitat should begin functioning hydrologically during the first rainy season after completion of the excavation and countouring of the compensation wetlands. Substantial vegetative cover within the wetland features is expected to be established within two years after construction. It is also expected to increase annually and reach the established performance standards within three to five years. In order to compensate for temporal losses, the 507-acre vernal pool mitigation area and 26-acre detention basin area will be established concurrent with Phase 1 impacts.

PROPOSED (ON-SITE) MITIGATION SITE

Mitigation Site

A 507-acre Wetland Preserve will be located in the southern portion of the project. In addition, a two detention basins will contain seasonal wetland habitat, and several drainage corridors will also be established throughout the project as mitigation.

Ownership Status

Present owner of the mitigation site:
Elliott Homes, Inc. and GenCorp Real Estate

Expected long-term owner of the mitigation site:
City of Rancho Cordova

Parties responsible for long-term maintenance of the mitigation site:
City of Rancho Cordova or other public agency

Point of Contact for Corps Access to the Site:
During construction and 5-year monitoring: Elliott Homes, Inc. and GenCorp Real Estate
Following Corps Sign-off: City of Rancho Cordova or other public agency

Deed Restrictions and Conservation Easements:
Deed restrictions and conservation easements will be recorded that will require that the on-site constructed wetland and open space areas are maintained as wetland and wildlife habitat in perpetuity. Copies of proposed language will be submitted to the Corps for approval prior to recordation and copies of the recorded documents will be provided to the Corps no later than 30 days subsequent to recordation. In addition, recordation will occur prior to the start of project construction.

Existing Functions, Values, Baseline Information of Mitigation Sites

The existing functions and values of the mitigation site are the same as for the habitats to be impacted, as the mitigation site within the same watershed and compensatory habitat will be designed to mimic those affect by project implementation.

Present Use of Mitigation Area

The proposed mitigation area (within the project site) is currently fallow undeveloped property and is currently use for cattle grazing. The proposed mitigation area has existing wetland features including 18.234 acres of vernal pools, 0.617 acres of seasonal wetland swale, 3.354 acres of seasonal wetland, 1.590 acres of ephemeral drainage, and 0.617 acre of pond.

Jurisdictional Delineation

The jurisdictional delineation for the mitigation site is included in the delineation for the entire project site.

Present and Proposed Uses of All Adjacent Areas

Adjacent land use in areas surrounding the mitigation site is at present agricultural to the east, north and south, and light industrial to the west. The permit for which this mitigation plan has been developed authorizes mixed-use development to north and west. Residential development is also proposed south and east of the project.

Zoning

The Mitigation Area is currently zoned as industrial with aggregate resource overlay. The mitigation area will be rezoned as open space.

IMPLEMENTATION PLAN

Rationale for Expecting Implementation Success

ECORP Consulting, Inc. has successfully designed and overseen the construction of numerous other compensation wetlands in Sacramento County. This experience will be used in the design and construction of the compensation habitat for the Rio del Oro project. In addition, the mitigation will be constructed in proximity to existing, functioning features within an established watershed.

Responsible Parties

APPLICANTS:

Elliott Homes, Inc.
Contact: Russ Davis
80 Iron Point Circle, Suite 110
Folsom, CA 95630

Phone: (916) 984-1300
Fax: (916) 984-1322

GenCorp Real Estate
Contact: David Hatch
620 Coolidge Drive, Suite 100
Folsom, CA 95630

Phone: (916) 351-8534
Fax: (916) 351-8669

AGENT:

ECORP Consulting, Inc.
Contact: Bjorn Gregersen
2260 Douglas Boulevard, Ste 160
Roseville, CA 95661

Phone: (916) 782-9100
Fax: (916) 782-9134

Schedule

Grading is expected to begin immediately after all requirements for commencement of construction have been fulfilled.

As-Built Conditions

An aerial photo will be taken in the first winter after the wetlands have been constructed. The wetland areas will be digitized and wetland acreage will be calculated. This wetland "as-built" will be included in the annual monitoring reports and will verify that the mitigation acreages specified in the permit have been constructed. If there are significant changes from the original plans, these will be indicated in indelible red ink.

MAINTENANCE DURING MONITORING PERIOD

Maintenance Activities

In order to ensure that the constructed wetlands and preserved wetlands are adequately protected during construction, the following actions will be taken. First, the boundaries of entire area to be preserved will be temporarily fenced to insure that the area is not disturbed during the construction of the rest of the project. After project completion, permanent fencing will be installed along the perimeter of the entire preserve area. Fencing should be sufficient to prevent vehicle access into the area. Permanent signs identifying the open space area will be placed along the perimeter of the fence.

On-going maintenance activities will include trash removal, inspections for erosion control problems, inspections for invasion of exotic species, repair/replacement of fencing and signage, and inspections for vandalism. If necessary, for reasons such as obstruction of outfalls, flood protection, removal of exotic species, or thatch buildup, the removal of vegetation may be needed within the upland perimeter areas. If vegetation removal is required it will be conducted by hand. This action will be appropriately timed, and will be consistent with the Deed Restrictions and Conservation Easements governing the preserve. The condition of the channel will be evaluated during monitoring visits. The Corps will be notified if any action beyond this is required during the monitoring period. If thatch removal or extensive erosion control work is deemed necessary, the Corps will be provided with a plan for review, and Corps approval will be required prior to implementation. The deed restrictions and conservation easement outlining the permitted and prohibited activities, will be submitted to the appropriate agencies for review and approval.

Responsible Parties

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80 Iron Point Circle, Suite 110
Folsom, CA 95630

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Schedule

Annual maintenance inspections of the channel will occur concurrently with other monitoring activities for the first five years after construction, or until mitigation success obligations have been met. Annually, biologists will evaluate the need for vegetation removal, including the removal of thatch, erosion control measures, trash removal, vandalism, and other maintenance activities. Inspections will be an ongoing activity and trash removal will occur as needed.

MONITORING PLAN

Vernal Pools

Final Success Criteria

The overall goal of mitigation is no net loss of wetland functions and values. This goal will be met through the creation of 17.867 acres of vernal pool and the preservation of 18.234 acres of vernal pool.

In order to judge whether or not the goal of no net loss of function and values has been met for the on-site compensation vernal pools, a set of final success criteria have been developed. These success criteria are based on the final goal of mitigation as creation of vernal pools with functions and values similar to the preserved vernal pool habitat. By comparing the preserved to the compensation habitat, we can ensure the functions and values of the impacted portion of the project are replaced. For the constructed vernal pool habitat, at the end of the monitoring period, it must meet specific success criteria, after three years of no human intervention, as listed in Table 3.

Table 3 – Success Criteria Compensation Vernal Pool

Hydrology:	1)	The maximum depth of the created vernal pools will not be greater than 18 inches.
Vegetation:	1)	The aerial coverage of vegetation for 90% of the created vernal pools must be equal to or greater than 85%, and the aerial coverage of vegetation for the remaining 10% of the created vernal pools must be 50-80%.
	2)	Species richness will equal or exceed 10 species.
	3)	The percentage of the total relative cover (as calculated by the sum of all the cover class mid-points) attributable to "vernal pool indicators" or "vernal pool associates"[1] must be as follows: 25% of the pools shall attain ≥90% total relative cover, 50% shall attain 75-90%, and 25% shall attain a value of ≥50%.
	4)	All dominant species (those with a Braun-Blanquet cover scale of 3 or greater) will be "vernal pool indicators" or "vernal pool associates."[1]

[1] As defined in the California Department of Fish and Game's list: *Catalog of Plant Species Known to be Associated with Vernal Pools* (CDFG 1997) or other vernal pool literature.

Target Jurisdictional Acreage to be Created/Enhanced

An aerial photo will be taken in the first winter after the wetlands have been constructed. The ponded wetland areas will be digitized and a wetland acreage will be calculated. This wetland "as-built" will be included in the annual monitoring reports and will verify that the mitigation acreages specified in the permit have been constructed.

Monitoring Methods

In order to determine if the constructed wetland are functioning properly, the following hydrology, vegetation, and wildlife monitoring program will be adopted.

Hydrology

The purpose of hydrologic monitoring is to determine if the constructed vernal pools are inundated for periods sufficient to support appropriate wetland biota. Staff gauges will be placed in 10% of the created vernal pools. Staff gauges will reflect a variety of created habitat depths. The exact placement of the gauges cannot be anticipated prior to creation, but the first monitoring report will include a map indicating actual locations. For comparison, staff gauges will also be placed in 5% of the on-site preserved vernal pools. Staff gauges will be read a minimum of three times between December 15th and June 15th of each monitoring season, with at least one reading occurring during the estimated period of maximum inundation (usually during January or February). In addition, a minimum of 50% of the created vernal pools will be randomly selected and biologists will record the maximum depth. During the final monitoring year, maximum depth will be recorded for 100% of the created vernal pools.

Aerial photographs will also be used for hydrologic monitoring. Two aerial photographs will be taken during each monitoring year. Photographs will be taken once during the peak period of inundation, typically during January or February and once when the vernal pool plants are flowering, typically April or May. Such aerial photographs give an excellent overview of the mitigation area and its micro-watershed. Aerial photographs can help identify areas that warrant additional attention during subsequent field visits. In particular, aerial photographs will be used to help identify: 1) areas that do not pond water, 2) areas that are ponding late in the season, and 3) off-site activities that may be affecting hydrologic function within the mitigation area. These aerial photos can also be used to estimate actual pool area for the constructed wetlands.

Floristics

Floristic surveys of created and preserved on-site vernal pools will be conducted each spring during peak flowering period. Timing of floristic surveys will be adjusted according to site specific conditions. Data collected from each monitored wetland will include an estimate of percent aerial vegetative cover, a cumulative species list, and an estimate of the relative cover of each species using the modified Braun-Blanquet cover estimate scale (0=<1%, 1=1-5%, 2=6-25%, 3=26-50%, 4=51-75%, and 5=76-100%). A cumulative plant species list will then be generated for each wetland.

Data from each monitored wetland will be entered into a database. From this database, the following will be calculated for each monitored wetland: number of species, number of wetland species, number of native species, number of dominant species (species with a Braun-Blanquet cover class of 3 or greater), the Prevalence Index, the number of "vernal pool indicators" and "vernal pool associates" with a Braun-Blanquet cover class of 2 or greater, the sum of all of the cover class mid-points, the sum of all of the native vernal pool species cover class mid-points, and the percentage of the overall relative native vernal pool species cover (as calculated by the sum of the cover class mid-points) attributable to native species.

Prior to the first season of monitoring, 25% of the created wetlands will be randomly selected. Each of these wetlands will be floristically monitored during each of the five monitoring years. During the second and fourth monitoring season, another 25% will be randomly selected for floristic monitoring. In addition, monitoring biologists will visit each created wetland every monitoring season and will monitor any additional wetlands that, by a subjective assessment, do not appear to be functioning properly (e.g., very low vegetative cover, dominance by non-native generalist species, etc.). For comparison, a random selection of existing vernal pools at the mitigation site will be monitored each year. During the final year of monitoring, 100% of the created vernal pools will be monitored.

Finally, in the first few monitoring years, the revegetation of the disturbed upland areas will be assessed, with particular attention given to assessing the spread of exotic non-native species such as yellow star-thistle (Centaurea solstitialis).

The Prevalence Index (PI) is a standard method used to determine whether a floristic data set can be categorized as being that of a wetland or an upland community. Plant species categories used to calculate the PI will be based upon those described by Reed (1997) and weighted according to Table 4.

Table 4 – Plant Species Category Weighting

Wetland Status	Weighting
Obligate Wetland (OBL)	1
Facultative Wetland (FACW)	2
Facultative (FAC)	3
Facultative Upland (FACU)	4
Obligate Upland (UPL)	5

The Prevalence Index for each wetland is calculated using the following formula:

$$PI = \frac{1*f(OBL) + 2*f(FACW) + 3*f(FAC) + 4*f(FACU) + 5*f(UPL)}{f(OBL) + f(FACW) + f(FAC) + f(FACU) + f(UPL)}$$

where: f(OBL) = a measure of abundance for OBL species,

f(FACW)= a measure of abundance for FACW species, etc.

The Prevalence Index is a standard method of determining whether a wetland data set is categorized as a wetland or upland plant community. To be considered a wetland, the area must have a PI value less than 3.0 (Federal Interagency Committee for Wetland Delineation, 1989). However, PI values within disturbed areas can range higher, depending on plant species.

Several supplemental summary statistics and indices will be calculated for the vernal pools, which are described below.

Relative Wetland Cover

Relative cover of wetland species is defined as the percentage of the total vegetative cover that is made up of wetland plant species within an individual wetland. Wetland species include

those categorized as obligate (OBL), facultative wetland (FACW), or facultative (FAC) (Reed 1988).[1]

Species Richness

Species richness is defined as the total number of plant species recorded within an individual wetland.

Wetland Species Richness

Wetland species richness is defined as the total number of wetland plant species recorded within an individual wetland. Wetland plants include those that are categorized as obligate (OBL), facultative wetland (FACW), or facultative (FAC) (Reed 1988).

Native Species Richness

Native species richness is defined as the number of native plant species found in an individual wetland.

Vascular Plant Species Frequency of Occurrence

Frequency of occurrence is defined as the number of pools in which a species is observed within a given preserve, divided by the number of pools sampled. For example, if 100 pools were surveyed and Species A was recorded in 37 of them, the frequency of occurrence of Species A would be 0.37.

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[1] Categories found in the *National List of Plant Species That Occur in Wetlands: California (Region 0)* (Reed 1988):

Obligate Wetland (OBL)	= occur almost always in wetlands (>99% probability).
Facultative Wetland (FACW)	= usually occur in wetlands (67%-99% probability).
Facultative (FAC)	= equally likely to occur in wetlands and non-wetlands (34%-66% probability).
Facultative Upland (FACU)	= usually occur in non-wetlands (67%-99% probability).
Obligate Upland (UPL)	= occur almost always in non-wetlands (>99% probability).

Wildlife

Wildlife surveys will occur in conjunction with hydrologic and floristic monitoring visits. A biologist will walk a meandering transect through the compensation wetland area and generate a cumulative list of the type and number of all species observed utilizing the compensation wetland area. Wildlife signs, such as scat, pellets, or bones, will also be noted. In addition, any wildlife observed during hydrologic or vegetation monitoring surveys will be noted and included in an annual cumulative list of wildlife found within the Wetland Preserve.

Seasonal Wetlands

Final Success Criteria

The overall goal of mitigation is no net loss of wetland functions and values. This goal will be met through the creation of 19.5 acres of seasonal wetland within detention basins on the stie. The wetlands will be monitored over a period of 5 years or until success criteria have been met. At the end of the monitoring period, the constructed seasonal wetland must exhibit the range of functions and values described below Table 5. Once established criteria have been met and approved by the Corps, no further monitoring of the mitigation wetland will be required.

Table 5 – Success Criteria Compensation Seasonal Wetland

Performance Standard:	1) Wetland will be inundated or saturated for sufficient periods to support a predominance of wetland plant species (those listed as FAC, FACW, or OBL in *The National List of Plant Species that Occur in Wetlands: California (Region 0)* (Reed 1997).
Success Criteria:	1) 95% of the wetland acreage must be inundated or saturated for period of sufficient duration to support wetland vascular plants as the most prevalent and dominant component; 2) Prevalence Index will be less than 3.0; 3) The following annual minimum vegetative cover values will be met: Year 1: Minimum 10% relative cover Year 2: Minimum 30% relative cover Year 3: Minimum 50% relative cover Year 4: Minimum 60% relative cover Year 5: Greater than or equal to 70% relative cover

Target Jurisdictional Acreage to be Created/Enhanced

An aerial photo will be taken in the first winter after the wetlands have been constructed. The ponded wetland areas will be digitized and a wetland acreage will be calculated. This wetland "as-built" will be included in the annual monitoring reports and will verify that the mitigation acreages specified in the permit have been constructed.

Monitoring Methods

In order to determine if the constructed wetland are functioning properly, the following hydrology, vegetation, and wildlife monitoring program will be adopted.

Hydrology

The purpose of hydrologic monitoring is to determine if the constructed seasonal wetlands are inundated for periods sufficient to support appropriate wetland biota.

Aerial photographs will also be used for hydrologic monitoring. Two aerial photographs will be taken during each monitoring year. Photographs will be taken once during the peak period of inundation, typically during January or February and once when the vernal pool plants are flowering, typically April or May. Such aerial photographs give an excellent overview of the mitigation area and its micro-watershed. Aerial photographs can help identify areas that warrant additional attention during subsequent field visits. In particular, aerial photographs will be used to help identify: 1) areas that do not pond water, 2) areas that are ponding late in the season, and 3) off-site activities that may be affecting hydrologic function within the mitigation area. These aerial photos can also be used to estimate actual pool area for the constructed wetlands.

Floristics

To collect vegetation data from the constructed seasonal wetland, a point-intercept sampling procedure will be used (Federal Interagency Committee for Wetland Delineation 1989). During

the first monitoring season, baseline transects will be established that run the length of the constructed feature. To create a potential starting points along this baseline, the start of each one-foot interval with be considered our baseline grid. After determining the length (in feet) of the baseline transect, a random number table will be used to select three starting points for data collection. Beginning at each randomly selected starting point, a pen or pencil will be spun in the air and, when it falls, the direction it is pointing will be the direction of that data collection transect. For each of these data collection transects, all of the plants present at points located at two-foot intervals along that transect will be recorded. If there is more than one plant vertically, both should be recorded. If there are no plants present the point will be noted as bare ground but excluded from subsequent calculations.

Once the data has been collected, each species will be assigned the appropriate indicator status (i.e., OBL, FACW, FAC, FACU, and UPL). Then, for each transect, the frequency of occurrence of plants in each of the indicator status categories will be calculated. These data will be plugged in the standard Prevalence Index calculation:

$$PI = \frac{(1.0*F1) + (2.0*F2) + (3.0*F3) + (4.0*F4) + (5.0*F5)}{\sum (F1 + F2 + F3 + F4 + F5)}$$

where: F1 = Frequency of occurrence for OBL species

F2 = Frequency of occurrence for FACW species

F3 = Frequency of occurrence for FAC species

F4 = Frequency of occurrence for FACU

F5 = Frequency of occurrence for UPL and other species not meeting above categories

Using the resulting three PI values, the standard error will be calculated. If the standard error is greater than 0.20, then additional randomly selected transects (up to a maximum of three) will be sampled. Once the standard error is 0.20 or less or a total of six transects have been sampled, a mean PI will be calculated for the constructed wetland.

In addition to the PI data collection, an estimate of total vegetative cover will be made by visual assessment. This value is based upon aerial coverage of the total vegetative aggregate and

excludes the cover of non-vegetative components such as bare ground, rocks, and algal matting.

Wildlife

Wildlife surveys will occur in conjunction with hydrologic and floristic monitoring visits. A biologist will walk a meandering transect through the compensation wetland area and generate a cumulative list of the type and number of all species observed utilizing the compensation wetland area. Wildlife signs, such as scat, pellets, or bones, will also be noted. In addition, any wildlife observed during hydrologic or vegetation monitoring surveys will be noted and included in an annual cumulative list of wildlife found within the Wetland Preserve.

Channel and Adjacent Wetlands

In order to judge whether or not the goal of no net loss of function and values has been met for the on-site compensation channel, a set of final success criteria have been developed for the constructed channel and associated seasonal wetland basins.

At the end of the monitoring period, the constructed channel must exhibit the range of functions and values described below. In addition, the channel habitat must meet specific success criteria, after three years of no human intervention, as listed in Table 6.

Table 6 – Success Criteria: Compensation Channel

Hydrology:	1)	Flows will be appropriate to support the establishment and dominance of hydrophytic vegetation.
Vegetation:	1)	Each wetland bench area will be dominated by hydrophytic vegetation.
	2)	Each wetland bench area will have a Prevalence Index of less than 3.0; and
	3)	90% of the realigned channel will be covered with hydrophytic vegetation or open water.

Target Jurisdictional Acreage to be Created/Enhanced

An aerial photo will be taken in the first winter after the channel has been constructed. The ponded wetland areas will be digitized and a wetland acreage will be calculated. This wetland "as-built" will be included in the annual monitoring reports and will verify that the mitigation acreages specified in the permit have been constructed.

Monitoring Methods

In order to determine if the constructed wetlands are functioning properly, the following hydrology, vegetation, and wildlife monitoring program will be adopted.

Hydrology

Hydrology will be assessed twice annually, once during the peak period of inundation, typically during January or February and then again later in the season. Aerial photographs of the constructed wetland may be used to estimate the extent of inundation. Using the aerial photo, the channel will be ranked according to its approximate percent of inundation: 4 = channel is 100% inundated, 3 = channel $\geq$ 80% inundated, 2 = channel <80% and $\geq$ 50% inundated, 1 = channel <50% inundated, and 0 = channel not inundated. These aerial photos can also be used to estimate actual area for the constructed channel habitat. Hydrology may also be assessed by direct observation during appropriately timed site visits.

Vegetation

In order to accurately evaluate the performance of the compensation channel as well as the wetland benches, two methods of monitoring will be used, the point-intercept method (for the channel) and the species list/percent cover method (for the seasonal wetland benches). Floristic surveys of created and preserved on-site vernal pools will be conducted each spring during peak flowering period. Timing of floristic surveys will be adjusted according to site specific conditions.

Three transects will be randomly selected within the constructed wetland channel. Plant species data will be collected by the point-intercept sampling method at one-foot intervals along each transect. All plant species (or bare ground where no plants are present) at the one-foot interval will be recorded. The prevalence index and the percent vegetative cover will be calculated.

Floristic data will also be collected for the created seasonal wetland benches within the channel. A species list and an estimate of the cover of each species present will be collected. The cover estimate will be based upon the Braun-Blanquet scale. In addition, an estimate of total vegetative cover will be made by visual assessment. This value will be based upon aerial coverage of the total vegetative aggregate, excluding non-vegetative cover such as bare ground, rocks and algal matting. Data from each monitored bench will be entered into a database. From this database, the following will be calculated for each monitored wetland: relative wetland cover, species richness, native species richness, Prevalence Index (PI), and vascular plant species frequency of occurrence.

Riparian Plantings

In order to judge whether or not the riparian plantings have become successfully established, a set of final success criteria have been developed for the plantings.

At the end of the monitoring period, the plantings should exhibit the range of functions and values described below. The success criteria for the riparian plantings is listed in Table 7.

Table 7 – Success Criteria: Riparian Plantings

Vegetation:	1) No less than 90% annual survival for each of the initial two years of monitoring; 2) No less than 60% cumulative survival at the end of five years; and 3) 70% of the species originally planted will be present at the end of five years.

Target Jurisdictional Acreage to be Created/Enhanced

An aerial photo will be taken in the first winter after the channel has been constructed. The ponded wetland areas will be digitized and a wetland acreage will be calculated. This wetland

"as-built" will be included in the annual monitoring reports and will verify that the mitigation acreages specified in the permit have been constructed.

Monitoring Methods

Monitoring will be conducted once annually toward the end of the dry season (i.e., July or August) after the plantings have experienced high stress conditions. This time frame will ensure greater accuracy in determining plant condition and survivorship. During monitoring, each planting will be located and its condition will be recorded.

In the field, plant condition will be scored on a scale of 0 to 3, where:

Score	Plant Condition
0	dead,
1	alive but with a few green leaves and no apical growth,
2	alive with healthy foliage but minimal apical growth,
3	alive and growing vigorously

These data will be entered into a spreadsheet for analysis. Results calculated will include the total number of plantings monitored (live plants and dead plants), total plantings found alive, annual survival rates for both individual species and for the plantings as a whole, and the overall cumulative survival rate as calculated below.

The annual survival rate will be calculated according to the following formula:

$$\text{Annual Survival Rate (\%)} = \frac{\text{total \# alive during survey}}{\text{total \# alive in previous season}} \times 100$$

The cumulative survival rate will be calculated according to the following formula:

$$\text{Cumulative Survival Rate (\%)} = \frac{\text{total \# alive during survey}}{\text{total \# proposed for planting}} \times 100$$

At the end of each monitoring season, the annual and cumulative survival rate will be determined. Should the annual survival rate fall below the accepted level of 90 percent within either of the initial two years of monitoring, additional plantings should be planted to ensure that the overall success criteria are met. At the end of the five-year monitoring period, the riparian plantings will be evaluated to determine if success criteria (discussed below) have been met. If determined to be successful, no further monitoring will be required.

Annual Reports

Monitoring reports will be submitted to the U.S. Army Corps of Engineers. Reports will present the status of the constructed wetland features, including wetland data, photo-documentation, and any recommended remediation. In addition, they will include an assessment of the monitoring results against the success criteria described above. At the end of the five-year monitoring period, monitoring will cease, if the project is found by the Corps to be in substantial compliance with established success criteria. Monitoring will be extended beyond the five-year period only if the wetland has not met the success criteria.

Schedule

Monitoring will begin the first growing season following construction of the realigned tributary and will continue for five years or three years after human intervention, whichever is longer. Monitoring reports will be submitted by December 31st of each monitoring year.

COMPLETION OF MITIGATION

Notification of Completion

When the initial monitoring period is complete, and if the applicant believes that the final success criteria have been met, the applicant shall notify the Corps when submitting the final annual report that documents this completion. If appropriate, a current delineation of the created wetland area will be submitted with the report, along with copies of field data sheets.

Corps Confirmation

Following receipt of the report, the Corps may require a site visit to confirm the completion of the mitigation effort.

CONTINGENCY MEASURES

Initiating Procedures

If any annual performance criterion is not met for all or any portion of the mitigation project in any year, or if the final success criteria are not met, the applicant shall prepare an analysis of the cause or causes of failure, and if deemed necessary by the Corps, propose remedial action for approval. If the mitigation site has not met the performance criterion, the responsible party's maintenance and monitoring obligations continue until the Corps gives final project confirmation.

Alternative Locations for Contingency Mitigation

A feasibility study will be done prior to the construction of the compensation tributary on-site. If results of this study indicate that the proposed wetland construction site will not support the desired habitat, then another Corps approved site and/or a Corps approved mitigation bank or off-site mitigation facility will be used for the remaining mitigation requirements.

Funding Mechanism

All funding will be provided by the applicant.

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Figure 1 – Project Site and Vicinity Map

Figure 2 – Land Use Plan

Figure 3 – Wetland Delineation

Figure 4 – NRCS Soil Types

Figure 5 – Wetland Preserve, Impact and Compensation Plan

Figure 6 – Conceptual Vernal Pool Preserve

Figure 7 – Conceptual Corridor Plan

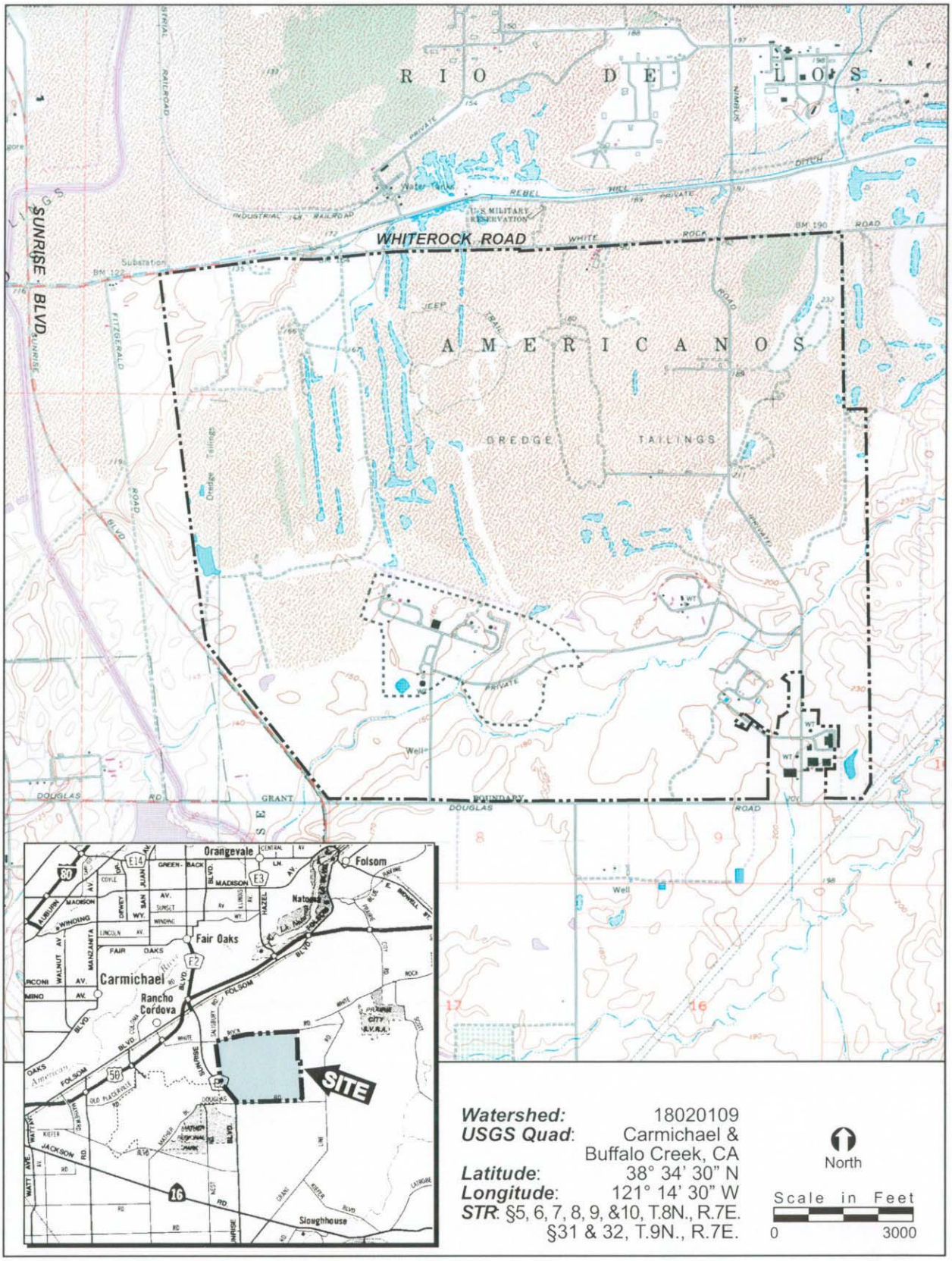

FIGURE 1. Project Site and Vicinity Map

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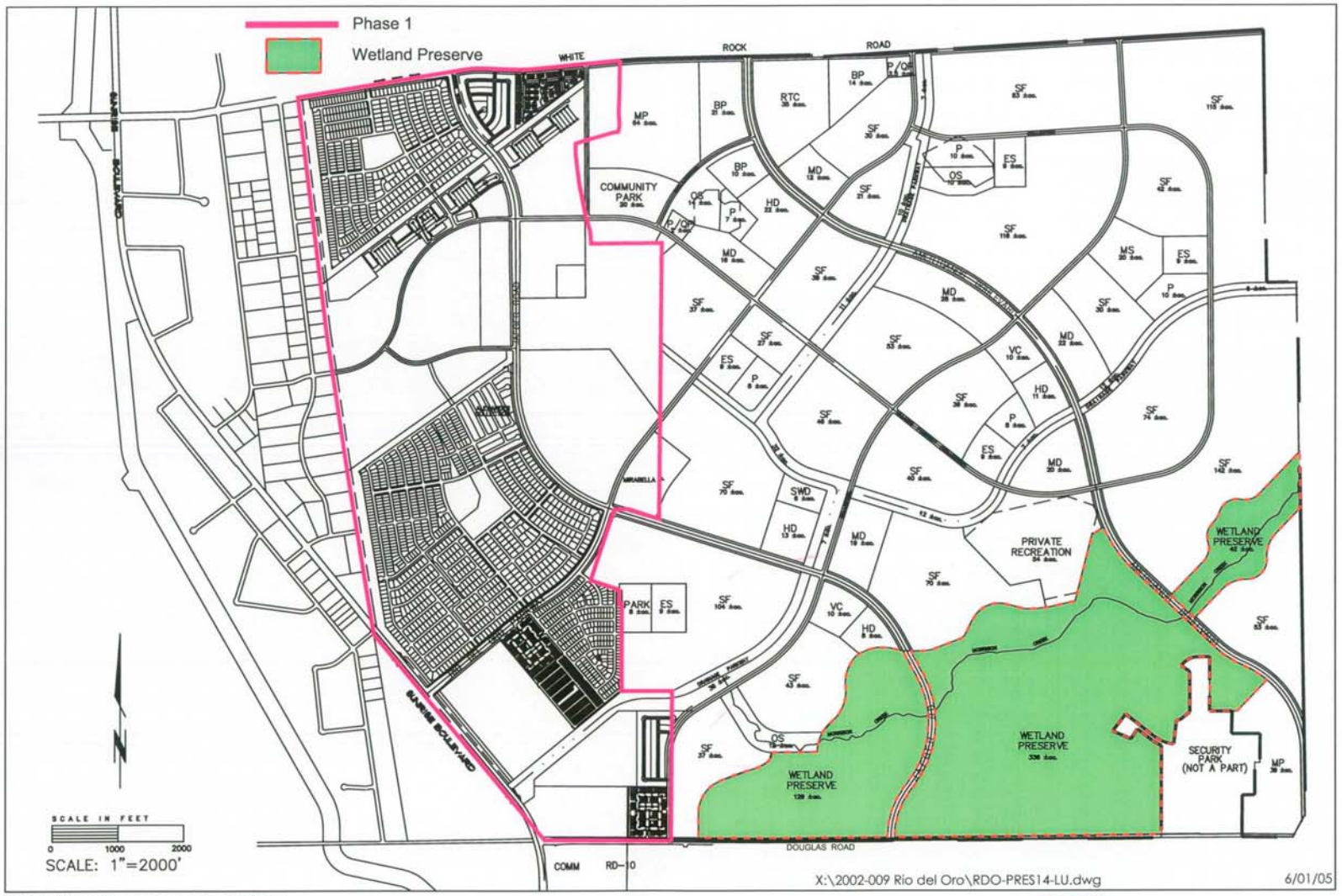

FIGURE 2. Land Use Plan

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CLASSIFICATION	JURISDICTIONAL ACREAGE	ISOLATED ACREAGE	EXISTING ACREAGE
Wetlands:			
Vernal Pool	35.485	2.414	37.899
Pond	3.540	0.721	4.261
Seasonal Wetland Swale	6.044	0.653	6.697
Seasonal Wetland	6.418	9.158	15.576
Other Waters:			
Ephemeral drainage	5.145	--	5.145
TOTAL:	56.632	12.946	69.578

Phase 1

Isolated wetlands

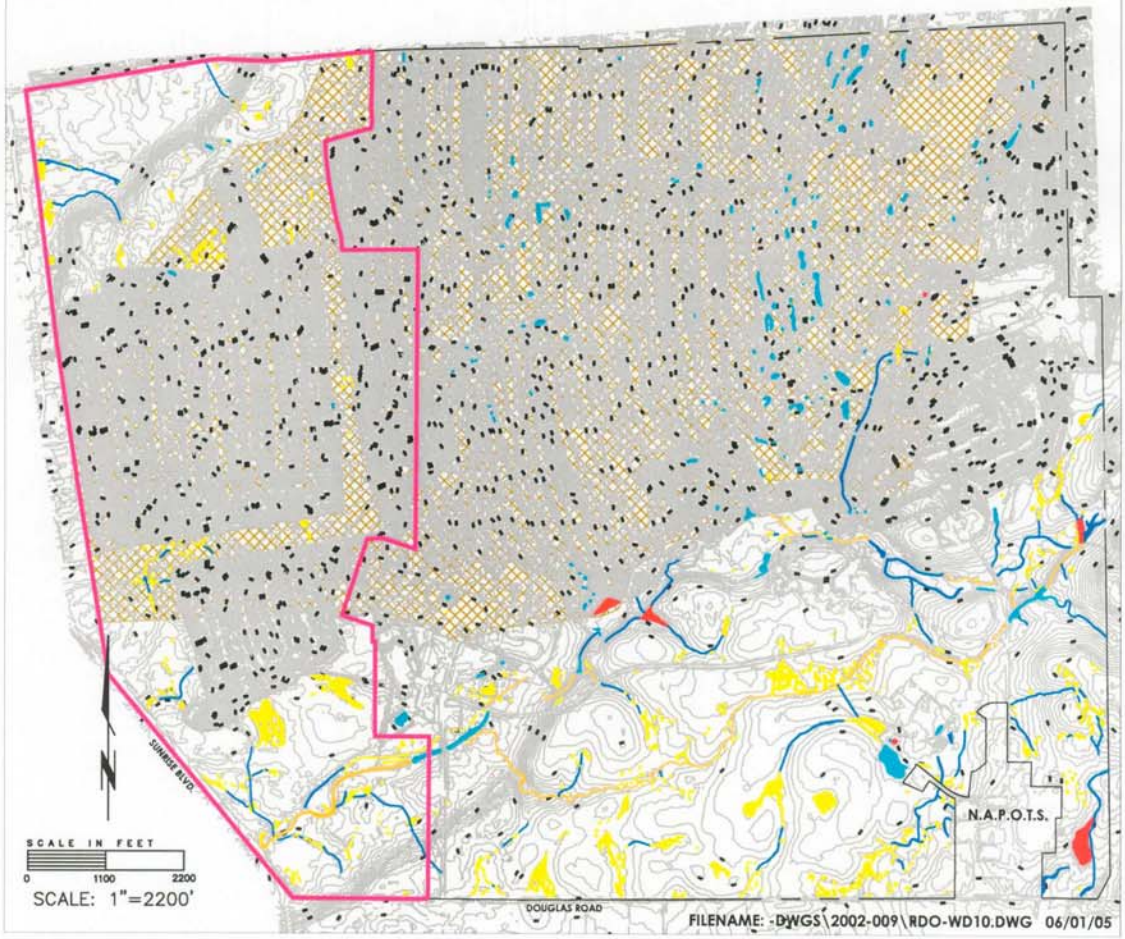

FIGURE 3. Wetland Delineation

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145	Fiddyment fine sandy loam, 1-8% slopes
158*	Hicksville loam, occassionally flooded, 0-2% slopes
159*	Hicksville gravelly loam, occasionally flooded, 0-2% slopes
181	Natomas loam, 0-2% slopes
191*	Red Bluff loam, 0-2% slopes
192*	Red Bluff loam, 2-5% slopes
193*	Red Bluff - Redding complex, 0-5% slopes
196*	Red Bluff-Xerorthents, 2-50% slopes
198*	Redding gravelly loam, 0-8% slopes
223**	Slickens
245*	Xerorthents, dredge tailings, 2-50% slope

North

Scale in Feet

0 3000

* Soil unit contains listed hydric inclusions.
** Soil unit contists of listed hydric components.

NRCS Soil Survey, Sacramento County, California, 1993.

FIGURE 4. NRCS Soil Types

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WATERS OF THE U.S. ACREAGE

WETLAND TYPE	EXISTING ACREAGE	IMPACTS[1] JURISDICTIONAL	IMPACTS[1] ISOLATED	ON-SITE PRESERVE	ON-SITE CREATION
Wetlands:					
Vernal Pool	35.485	17.277	2.414	18.234	20.279
Pond	3.540	2.923	0.721	0.617	N/A 0.000
Seasonal Wetland Swale	6.044	3.509	0.653	2.445	N/A 0.000
Seasonal Wetland	6.418	3.064	9.158	3.354	N/A 19.500
Other Waters:					
Ephemeral Drainage	5.145	3.555		1.590	N/A 0.000
Seasonal/Riparian Wetland	---	---		---	12.302 [3]
Channel	---	---		---	8.534 [3]
TOTAL:	56.632	30.328	12.946	26.240	58.615

Project Boundary

Line of Indirect Impact

●100 Elderberry Location and ID#

Open Space (+/- 201 ac.)

VELB Preserve (+/- 24 ac.)

Park

Isolated Wetlands

Wetland Preserve (+/- 507 ac.)

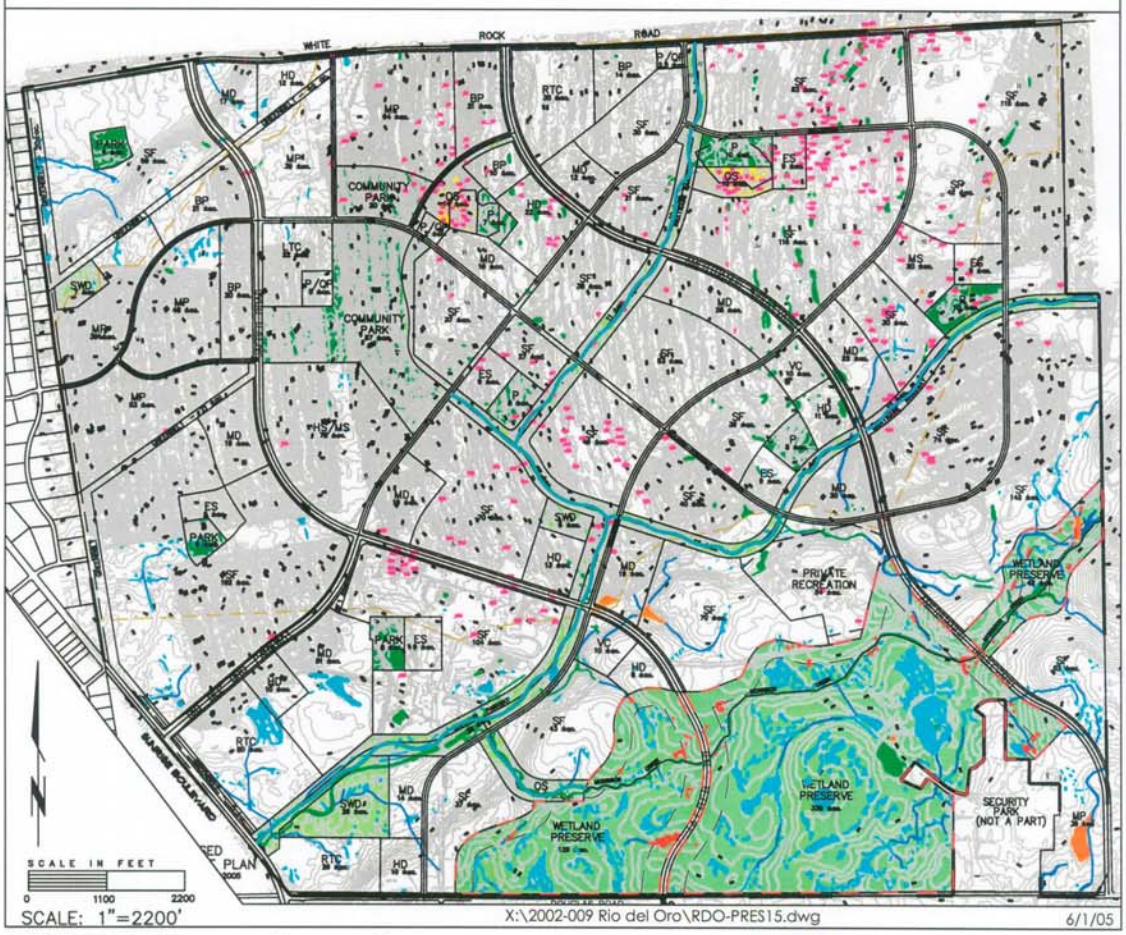

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FIGURE 5. Preserve/Impact Map

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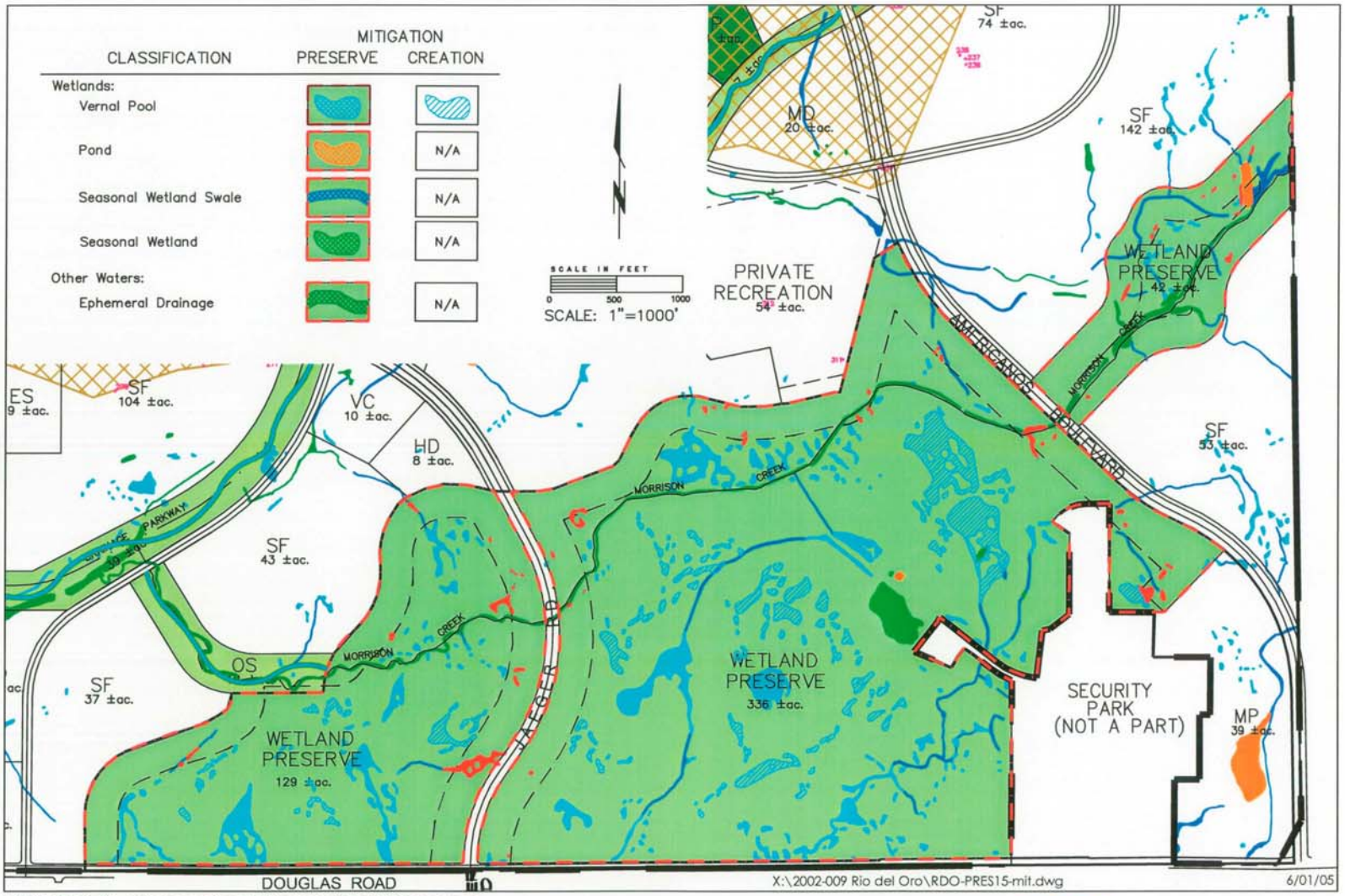

FIGURE 6. Conceptual Vernal Pool Preserve

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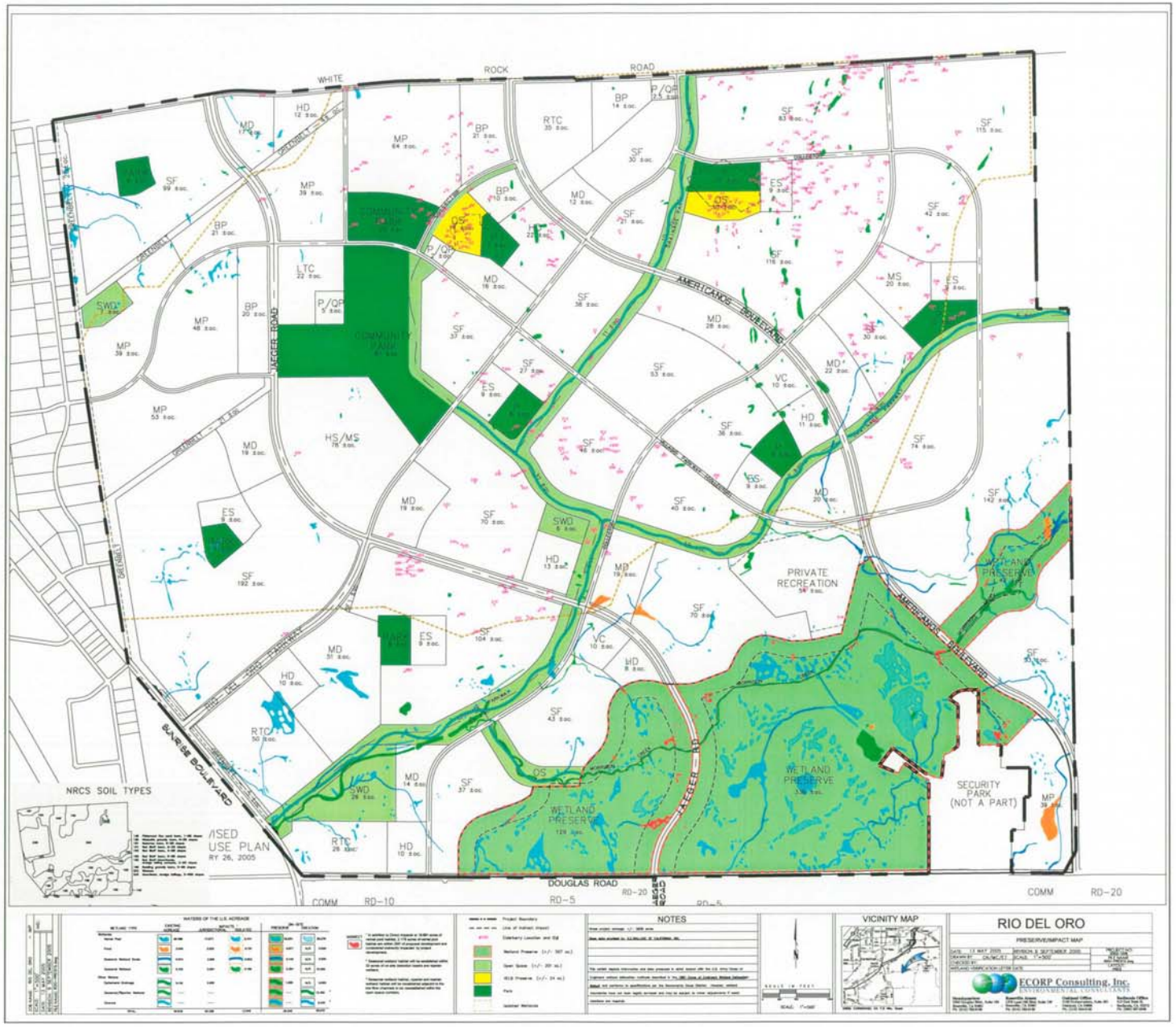
WHITE ROCK ROAD
AMERICANOS BOULEVARD
JAEGER ROAD
SUNRISE BOULEVARD
DOUGLAS ROAD
COMMUNITY PARK
PRIVATE RECREATION
WETLAND PRESERVE
SECURITY PARK (NOT A PART)
NRCS SOIL TYPES
NOTES
VICINITY MAP
RIO DEL ORO
PRESERVE/IMPACT MAP
ECORP Consulting, Inc.
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Valley Elderberry Longhorn Beetle Mitigation Plan

For

Rio Del Oro

Sacramento County, California

January 18, 2006

Prepared for:
Elliott Homes, Inc.
and
GenCorp Real Estate

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

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Valley Elderberry Longhorn Beetle Mitigation Plan

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Attachment A – Elderberry Shrub Survey Data Summary
Attachment B – Native Plants Used in VELB Restoration

1.0 BACKGROUND INFORMATION

At the request of Elliott Homes, Inc. and GenCorp Real Estate, Gibson and Skordal conducted a Valley elderberry longhorn beetle (VELB) and elderberry shrub survey during the summer of 2000 within the Rio del Oro property (Project Area). The property is located north of Douglas Road, south of White Rock Road, and east of Sunrise Boulevard in Sacramento County, CA (Figure 1. *Project Site and Vicinity Map*). The ±3,892 acre site corresponds to portions of Sections 5, 6, 7, 8, 9, 10, 31, and 32, Townships 8 and 9 North, and Range 7 East, Mount Diablo Base Meridian (MDBM) of the "Carmichael, California" and "Buffalo Creek, California" 7.5-minute topographic quadrangles (U.S. Department of the Interior, Geological Survey, photorevised 1993).

Gibson and Skordal completed a series of elderberry surveys during July and August of 2000. The survey effort adhered to the current established conservation guidelines for the VELB (USFWS 1999). A total of 329 elderberry shrubs were identified in the Project Area, the majority of which are scattered throughout the dredge tailings on-site (Figure 2. *Elderberry Shrub Locations Map*). The elderberry shrubs observed within the Project Area range in size from small shrubs to large size trees. Forty-two (42) elderberry shrubs exhibit VELB evidence in the form of apparent exit holes, comprising approximately 13% of the total existing shrubs within the Project Area. Elderberry survey data are summarized in Attachment A.

The Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) became listed as a threatened species in 1980 (Federal Register 45: 52803-52807). As a result, impacts to potential VELB habitat require mitigation measures in general compliance with the requirements outlined in the U.S. Fish and Wildlife Service (USFWS) Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999).

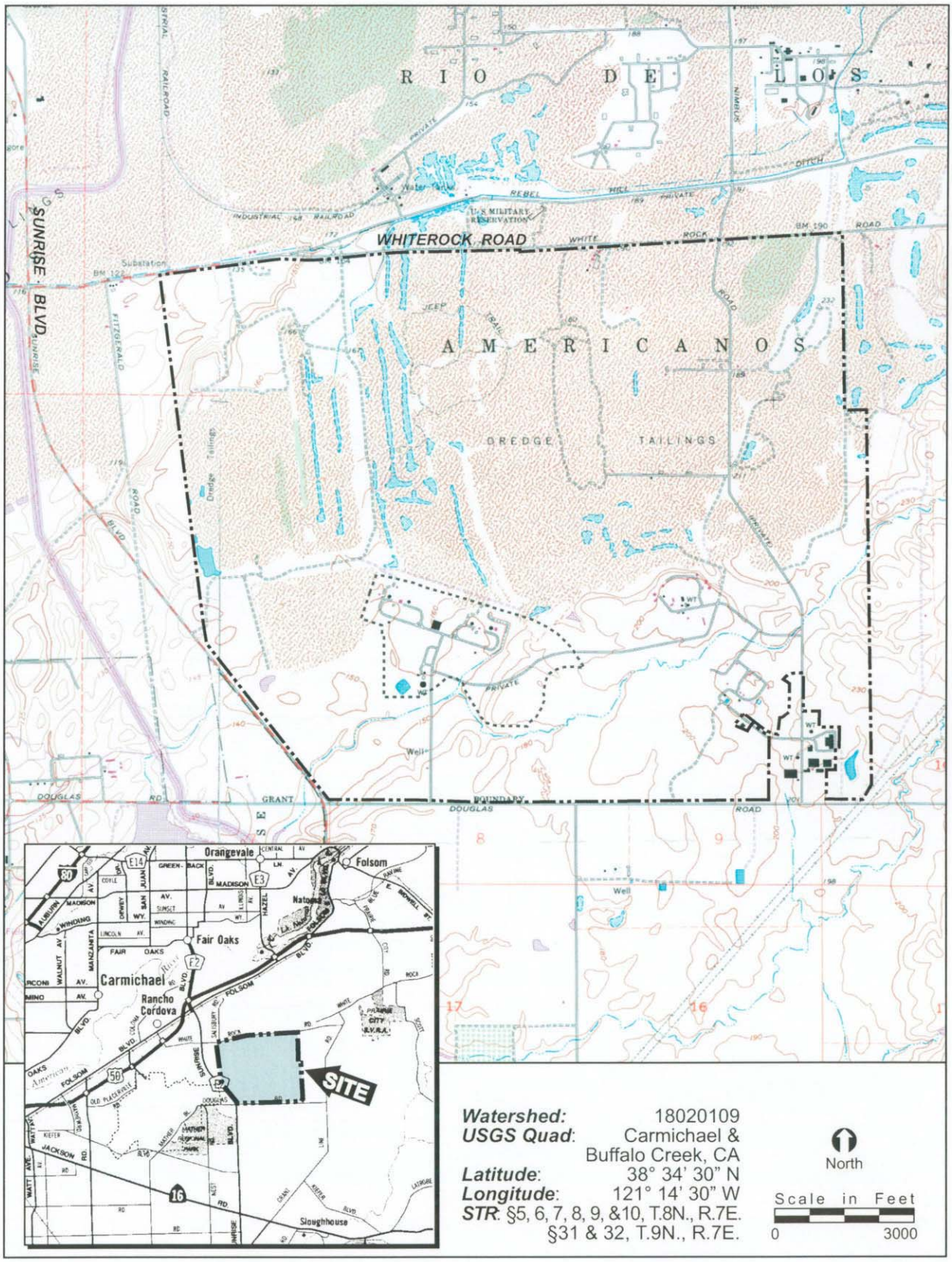

FIGURE 1. Project Site and Vicinity Map

2002-009 Rio del Oro

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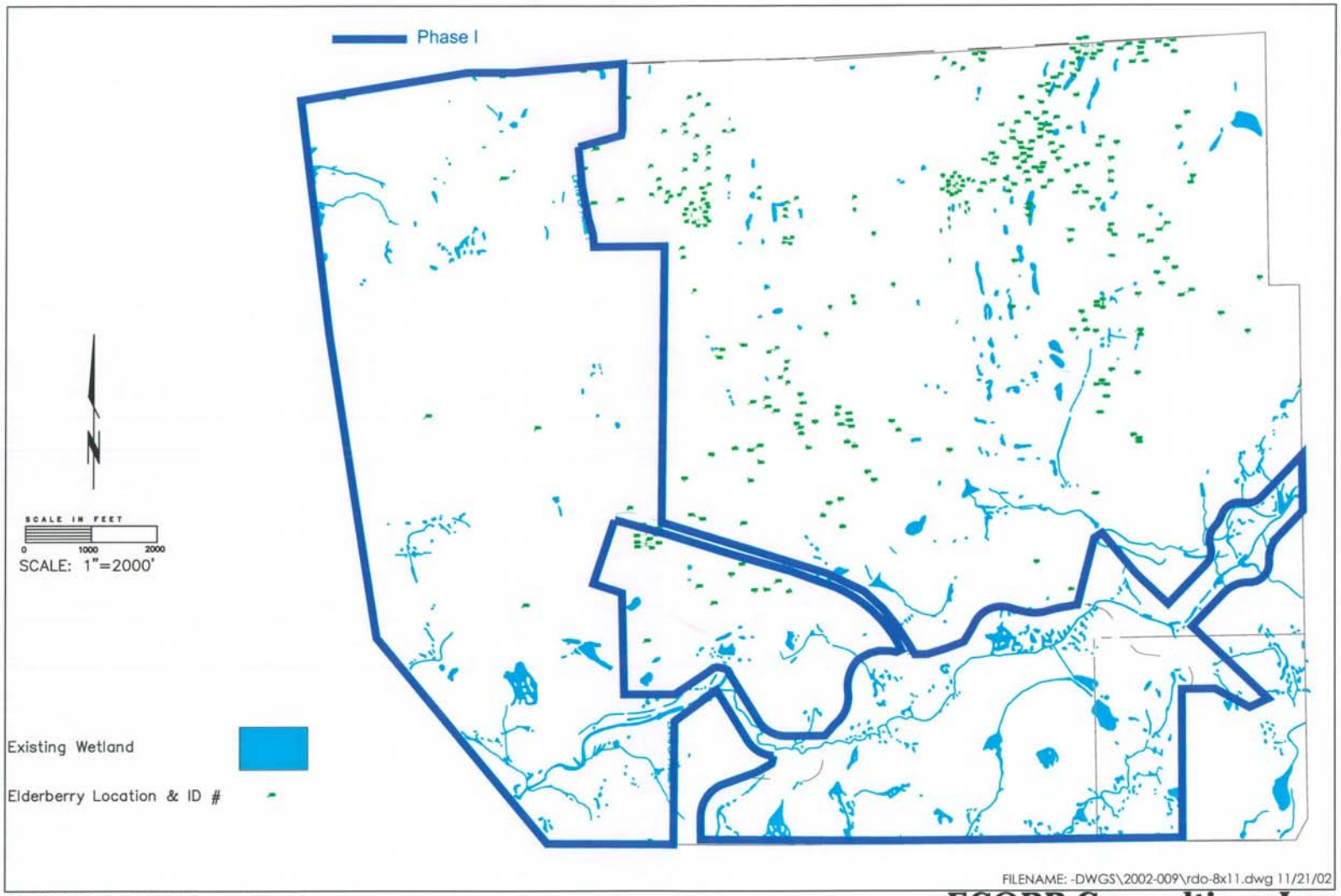

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FIGURE 9. Elderberry Locations

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2002-009 Rio Del Oro

1.1 Project Implementation

The proposed project will involve grading and filling activities to establish construction grade and installation of infrastructure for a master-planned community on the ±3,892 – acre parcel. The proposed land use plan includes high, medium, and low-density residential, retail/commercial, office, park, schools, wetland preserve, and open space areas.

The current land use plan will directly impact to 295 of the elderberry shrubs within the Project Area. On behalf of Elliott Homes Inc. and GenCorp Real Estate, ECORP Consulting, Inc. conducted an analysis of the required mitigation measures necessary to compensate for this total net loss. Mitigation calculations followed the compensation requirements outlined in the USFWS VELB Conservation Guidelines (USFWS 1999). These guidelines define mitigation measures based on the number of stems by diameter classes at ground level, the presence or absence of evidence/exit holes, and whether the elderberry shrubs occur in riparian habitats. Each of the 295 impacted shrubs are proposed for transplantation. An additional 3,019 elderberry seedlings and 3,891 associated natives will be planted and protected within conservation areas totaling 29-acres. Thirty-four (34) shrubs will remain in two on-site elderberry habitat preserves.

2.0 INTRODUCTION

This document provides information pertaining to the life history, habitat requirements, and threats posed to the elderberry habitat within the Project Area. This report summarizes VELB mitigation measures for the Project and describes how the proposed compensation measures comply with the USFWS Conservation Guidelines for the VELB (USFWS 1999). The ultimate goal of mitigation measures presented in this report is to avoid and minimize adverse effects on the VELB and the it's elderberry habitat. Mitigation will be accomplished through a combination of avoidance measures, compensatory mitigation (transplantation, additional plantings, and associated native plantings), and monitoring.

3.0 VELB LIFE HISTORY CYCLE AND OTHER ATTRIBUTES

3.1 Description and Taxonomy

The Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a member of the Cerambycidae family and is known from California alone. Subspecies separation is based on distribution and male color pattern variation (Barr 1991). The 'dimorphus' of its name alludes to morphological differences between males and females. Females are typically larger than males, and can grow up to two inches. They have shorter segmented antenna, and have dark metallic green forewings with red margins. The male's antenna is at least as long as its body and the prominent segmented antenna is what the common name 'longhorn' refers to. Males have red forewings and dark green spots.

3.2 Ecological Relationships

The VELB can only be found in association with its exclusive host plant the elderberry, typically blue elderberry (*Sambucus mexicana*) and occasionally red elderberry (*Sambucus racemosa*). VELB range is limited and includes all of California's Central Valley from Shasta County in the north to Kern County in the south at elevations below 3,000 feet (Barr 1991). Elderberry shrubs generally occur in riparian communities surrounding the American, San Joaquin, Tule, Kings, Kaweah, and Sacramento rivers and along outlying tributaries of these watersheds (USFWS 1999). They also occur in upland savannah areas adjacent to some riparian habitats.

Early work on the VELB has demonstrated that isolated elderberry shrubs and lone-standing drainages are less likely to support beetle populations than dense elderberry shrubs within riparian communities that have some connectivity to other habitats (Collinge et al. 2001).

3.3 Life Cycle

Adult beetles are present on elderberry shrubs from March through June. Adult males are short lived and survive for only a few days. Females persist for up to a month. They feed exclusively on the leaves and flowers of the host plant. During this time period mating occurs and females lay their eggs on the stems, leaves, and in bark crevices of elderberry shrubs. Hundreds of oblong, reddish brown eggs are laid which are about 2.5 to 3.0mm long and ridged. The eggs typically hatch within 24 to 48 hours and small larvae emerge. The larvae burrow themselves into the plant stems immediately. VELB larvae remain inside the elderberry stems for 1 to 2 years feeding on its pith. Their feeding activities create a distinctive gallery (feeding chamber) that is a hollow tunnel filled with frass and shredded wood (Barr 1991). Larvae mature and eventually pupate into adults. Adult beetles then chew an exit hole and emerge out of the shrub completing the life cycle. Although few researchers have seen adult beetles, their exit holes are often visible. Exit holes are circular or oval and are typically 5 to 15 mm. in diameter. Most exit holes are located in the basal portions of elderberry stems, generally not above heights of 4 feet.

3.4 Habitat Requirements

Elderberry shrubs are a common component of the Central Valley's lush riparian forests. This distinctive plant community surrounds the region's rivers, streams, and numerous watershed tributaries. The VELB appears to occur more frequently in thick riparian stands with high elderberry densities as opposed to sparse and highly fragmented riparian habitats.

3.5 Threats

Habitat loss and fragmentation are the most significant threats to the VELB. It is estimated that over 90% of the riparian habitat in California has been removed over the last century. Agricultural activities and conversion, suburban and urban development, aggregate mining sites, channelization, infrastructures such as damns and levees, and

flood control practices continue to replace the riparian forests throughout the state. In addition to habitat loss and fragmentation, exotic and invasive species pose a threat to the beetle. In particular the Argentine ant (*Linepithema humile*), an introduced species in riparian habitats, is a major threat to the distribution and survival of the VELB. Pesticide and herbicide use, insecticidal drift from fields and orchards, pollution and inappropriate chemical disposal, over grazing, and general mismanagement are several other factors contributing to the VELB demise.

4.0 MITIGATION MEASURES

The following VELB habitat mitigation plan has been prepared for the Rio del Oro site to mitigate known and potential direct and indirect impacts to elderberry shrubs within the proposed development areas of the project. A summary of proposed compensation (i.e., plantings or mitigation unit purchase) for direct and indirect impacts is included in Table 1.

Table 1. Proposed Elderberry Impacts And Mitigation

Location	Exit Holes	Number of Stems (by Diameter) at Ground Level			Elderberry Plantings	Associated Native
	Present	1" to 3"	> 3" & < 5"	≥ 5"	Required	Plantings Required
Non-Riparian	No	27	3	5	48	48
Riparian	No	572	117	151	2099	2099
Non-Riparian	Yes	1	0	2	14	28
Riparian	Yes	95	21	44	858	1716
				Subtotal:	3019	3891

Total Plantings: 6910
Number of Transplants: 295

4.1 Regulatory Context

Impacts to VELB habitat are subject to compliance with the federal Endangered Species Act (ESA). According to general compensation guidelines for impacts to VELB, as stipulated by the Guidelines (USFWS 1999), VELB habitat avoidance should be a priority. Complete avoidance can be assumed when a 100-foot buffer would be established and

maintained around all elderberry plants containing stems measuring one inch or greater in diameter at ground level. Encroachments into the 100-foot buffer require USFWS approval and may require mitigation for indirect impacts. If avoidance is not feasible, the Guidelines recommend transplantation of all existing elderberries that cannot be avoided by the project to a conservation area, and the establishment of new elderberry plants and associated native vegetation within the conservation area. This requires an incidental take permit issued by the USFWS. Replacement ratios for impacts (i.e., transplanted or destroyed) to elderberry stems one inch or greater in diameter at ground level, range from 1:1 to 8:1 (new plantings to affected stems). These ratios are based on stem size class, presence or absence of exit holes (evidence of VELB use), and location (riparian or non-riparian). For example, a replacement ratio of 1:1 is specified for elderberry shrubs located within non-riparian communities, with no evidence of VELB use and stems between one and three inches at ground level. A 4:1 replacement ratio is specified for shrubs where VELB evidence is apparent, stems are between one and three inches in diameter, and the shrub is riparian in habitat. An 8:1 replacement ratio is specified for elderberry shrubs where VELB evidence is apparent, stems are greater than five inches in diameter, and the shrub is located in a riparian community.

The Guidelines also describe recommended methods and timing for transplantation and planting activities, as well as habitat protection measures. The Guidelines indicate that recent studies have shown that VELB are more abundant in dense native plant communities, with mature overstory and mixed understory. Consequently, establishment of various native plants, at a given ratio to elderberries, is recommended. Compensation VELB habitat is typically monitored over a 10-year period.

The following mitigation measures have been prepared specifically for the Rio del Oro Project Area to address direct and indirect impacts to the 295 elderberry shrubs within the Project Area. These mitigation measures adhere to and satisfy the recommendations of the USFWS Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USWFS 1999). Mitigation will be accomplished through a combination of avoidance, transplantation into designated preserves, compensatory mitigation (additional elderberry plantings and associated native plantings), and monitoring efforts.

4.2 Avoidance/Protection

Two designated elderberry habitat preserves totaling 24-acres have been established within the Project Area (Figure 3. *Land Use Plan*). Preserve #1 is located in the northwest corner of the site and has 16 existing elderberry shrubs that will be avoided and permanently protected. Preserve #2 is located in the middle of the site, to the east of Preserve #1, and supports 18 elderberry shrubs. These shrubs will also be avoided during the project activities and permanently protected. As recommended in the USFWS guidelines (USFWS 1999), these areas will be fenced off during construction and a 100-foot buffer zone will be established with brightly colored pin-flags. Contractors working in the vicinity of the preserves will be briefed on the need to avoid damaging the elderberry shrubs and forewarned regarding the consequences for not complying with these instructions. The members of the various work crews will also be informed about the status of the beetle and the need to protect its elderberry host. Signs indicating the necessary information, as outlined in the USFWS guidelines (USFWS 1999), will be erected every 50 feet along the edges of the avoidance/preservation areas.

Following construction activities, both of the elderberry preserves will be fenced and monitored as stipulated in the Mitigation Plan for Rio del Oro and the project's long-term Operations and Management Plan. During future monitoring efforts, particular attention will be given to ensure that the avoided elderberry bushes survive and thrive (i.e., maintenance of fencing and signs, weed control, trash removal, etc.). These preserve areas will be permanently fenced and will be protected by deed restrictions and conservation easements. The property will be managed as wildlife habitat in perpetuity. Such management will be funded by an endowment established by the applicant (Elliott Homes, Inc. and GenCorp Real Estate) and carried out by the City of Rancho Cordova or a third-party conservation entity.

4.3 Transplantation

As part of project mitigation plan implementation, the 295 elderberry shrubs that will be impacted by the project activities will be transplanted into the designated elderberry

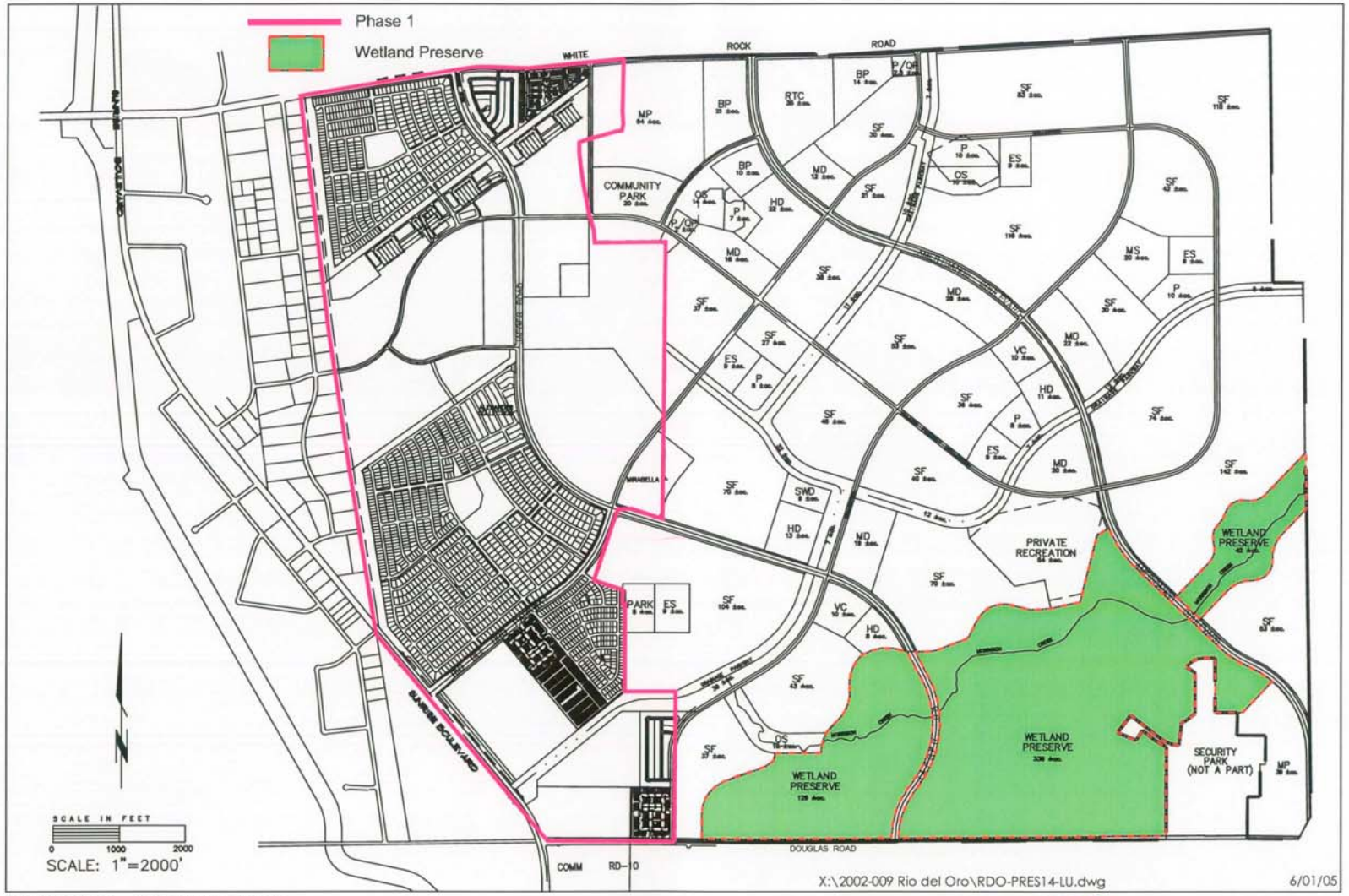

FIGURE 3. Land Use Plan

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

preserve areas and along drainage corridors within the site. Transplantation activities will be conducted according to the recommendations supplied by the USFWS guidelines. Elderberry shrubs will be transplanted tot eh two conservations areas, on the Rio del Oro site. Additional acreage is available for elderberry mitigation purposes along several drainage corridors within the Project Area. Transplantation will occur at the appropriate time of year and a qualified biological monitor will observe all transplantation acts. The actual elderberry shrub transplanting will be conducted according to the "Transplanting Procedure" which is also outlined in the USFWS guidelines (USFWS 1999).

4.4 Additional Plantings

According to the USFWS guidelines, each elderberry stem with a diameter measuring 1.0 inch or greater that is adversely affected must be replaced. This includes all impacted elderberry shrubs, even if they are proposed transplants (USFWS 1999). According to ECORP Consulting, Inc.'s mitigation calculations, a total of 3,019 additional elderberry plantings are required to mitigate the impacts to existing shrubs that will ensue from the project activities (Table 1). The calculated additional plantings will be placed into the two designated elderberry habitat preserves and along the specified drainage corridors, among the avoided elderberry shrubs and transplanted shrubs.

4.5 Associated Native Plantings

According to USFWS, the VELB seems to prefer densely populated native plant communities, in which multiple elderberry shrubs are scattered throughout an established overstory layer and a diverse native understory layer. As such a total of 3,891 associated native plantings will be established in addition to elderberry plants. The types of species used will be determined by a restoration specialist. A list of common plants used in VELB restoration projects is included as Attachment B

4.6 Monitoring and Maintenance

Monitoring of the VELB mitigation preserve areas and corridors will occur over a ten year period, concurrent with monitoring of the greater Rio del Oro Vernal Pool Preserve.

One of the primary goals of this plan is to protect existing and transplanted elderberry shrubs from potential threats to their survival, as a means of safeguarding VELB habitat. Potential threats include excessive competition from invasive non-native vegetation, hydrological changes, herbicide/fertilizer residues, and human disturbances.

Invasive non-native annual plants can also impact VELB populations. Many invasive non-native annuals were introduced into the Sacramento Valley in the 1700's by Spanish missionaries (Barry, 1996). These invasive annuals have since flourished, competing with native grassland and riparian vegetation.

Changes in hydrology can also have a significant impact on VELB habitat. As modifications to the landscape can directly influence the hydrology of riparian and drainage areas, measures need to be implemented to ensure that the hydrology of VELB habitat preserves is not compromised.

In addition, human disturbances such as litter and motorized vehicle disturbance can negatively effect VELB populations. Trash and landscape clippings are often disposed of in preserves and can smother vegetation and introduce exotic non-native plant species into the preserve. Other human disturbance threats include motorized vehicles and foot traffic through designated VELB habitat preserve areas.

The VELB mitigation plantings will be monitored on a yearly basis during the appropriate period (mid-February through June) concurrent with other planned monitoring activities. Adaptive management decisions should be made based upon monitoring results. Elderberry shrubs and the associated native plantings within preserve areas will be surveyed to determine overall health and to assess approximate VELB population size.

4.6.1 Methods

Per USFWS guidelines, the population of valley elderberry longhorn beetles, the general condition of the conversation area, and the condition of the elderberry and associated native plantings in the conservation are will be monitored over a period of ten (10) consecutive years. If conservation planting is done in stages (i.e., not all planting is implemented in the same time period), each stage of conservation planting will have a different start date for the required monitoring time.

4.6.2 Surveys

Each year a minimum of two site visits between February 14 and June 30 will be made by a qualified biologist. Surveys will include:

1. A population census of the adult beetles, including the number of beetles observed, their condition, behavior, and their precise locations. Visual counts will be used; mark-recapture or other methods involving handling or harassment will not be used.
2. A census of beetle exit holes in elderberry stems, noting their precise locations and estimated ages.
3. An evaluation of plants and associated native plants within the preserve areas, including the number of plants, their size and condition.
4. An evaluation of the adequacy of the fencing, signs, and weed control efforts in the avoidance and conservation areas.
5. A general assessment of the habitat, including any real or potential threats to the beetle and its host plants, such as erosion, fire, excessive grazing, off-road vehicle use, vandalism, excessive weed growth, etc.

4.6.3 Reports

A written report, presenting a analyzing the data from the project monitoring will be prepared by a qualified biologist for ten (10) consecutive years. Copies of the report will be submitted by December 31 of the same year to the Service (Chief of Endangered Species, Sacramento fish and Wildlife Office), and the Department of Fish and Game (Supervisor, Environmental Services, Department of Fish and Gem, 1416 Ninth Street, Sacramento, California 95814; and Staff Zoologist, California Natural Diversity Data Base, Department of Fish and Game, 1220 S Street, Sacramento, California 95814). The report will explicitly address the status and progress of the transplanted and planted elderberry and associated native plants and trees, as well as any failings of the conservation plan an the steps taken to correct them. Any observations of beetles or fresh exit holes will be noted. Copies of original field notes, raw data, and photographs of the conservation area will be included with the report. A vicinity map of the site and maps showing where the individual adult beetles and exit holes were observed must be included. For the elderberry and associated native plants the survival rate, condition, and size of the plants will be analyzed. Real and likely future threats will be addressed along with suggested remedies and preventative measures (e.g. limiting public access, more frequent removal of invasive non-native vegetation, etc.).

A copy of each monitoring report, along with the original field notes, photographs, correspondence, and all other pertinent material, will be deposited at the California Academy of Sciences (Librarian, California Academy of Sciences, Golden Gate Park, San Francisco, California 94118) by December 31 of the year that monitoring is done and the report is prepared. The Service's Sacramento Fish and Wildlife Office will be provided with a copy of the receipt form the Academy library acknowledging receipt of the material, or the library catalog number assigned to it.

4.6.4 Access

Biologists and law enforcement personnel from the California Department of Fish and Game and the Service will be given complete access to the project site to monitor

transplanting activities. Personnel from both these agencies will be given complete access to the project and the conservation area to monitor the beetle and its habitat in perpetuity.

4.6.5 Success Criteria

A minimum survival rate of at least 60 percent of the elderberry plants and 60 percent of the associated native plants will be maintained throughout the monitoring period. Within one year of discovery that survival has dropped below 60 percent, the applicant must replace failed plantings to bring survival above this level. The Service will make any determination as to the applicant's replacement responsibilities arising from circumstances beyond its control, such as plants damaged or killed as a result of severe flooding or vandalism.

5.0 CONCLUSION

Gibson and Skordal conducted a VELB survey of the Rio del Oro Project Area during the summer of 2000. Surveys identified 329 elderberry shrubs within the Project Area. Approximately 13% of the identified elderberries had VELB evidence in the form of beetle exit holes. Development of the Rio del Oro project will result in direct impacts to 295 elderberry shrubs. Measures proposed to mitigate direct and indirect impacts to VELB habitat within the Project Area include avoidance of 34 remaining elderberry shrubs within two designated preserve areas (e.g. fencing and monitoring during construction activity) and the transplantation of impacted populations. In addition to the previously mentioned VELB mitigation measures an additional 3,019 elderberry seedlings and 3,891 associated natives will be planted and protected within conservation areas totaling 29-acres. All the VELB habitat preserves will be monitored over a ten year period concurrent with monitoring of the greater vernal pool preserve.

6.0 REFERENCES

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LIST OF ATTACHMENTS

Attachment A – Elderberry Shrub Survey Data Summary

Attachment B – Native Plants Used in VELB Restoration

ATTACHMENT A

Elderberry Shrub Survey Data Summary

SHRUBS WITH EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
11	1	1	3	Y	Y
14			1	Y	Y
15	4	1	1	Y	Y
26	3			Y	Y
32	1		2	Y	Y
46			1	Y	Y
51	1		1	Y	Y
68			2	Y	Y
70	1		1	Y	Y
72	1	3	1	Y	Y
73	1		1	Y	Y
79			1	Y	Y
86		1	1	Y	Y
91		1	1	Y	Y
96			2	Y	Y
100			2	Y	Y
124	3	2		Y	Y
142			1	Y	Y
153	2			Y	Y
166			1	Y	Y
167	1	1		Y	Y
179	4	3	1	Y	Y
199	6	1	1	Y	Y
200	6	2	1	Y	Y
201	7	1	1	Y	Y
203	9	1	3	Y	Y
213	1		4	Y	Y
214	4		1	Y	Y
231	6		1	Y	Y
239	12		2	Y	Y
242	1		1	Y	Y
243			1	Y	Y
246		1	2	Y	Y
248	1		2	Y	Y
249	7		1	Y	Y
258			2	Y	Y
260	12	3	2	Y	Y
268	4	1		Y	Y
273			1	Y	N
278			1	Y	Y
283	5		1	Y	Y
289			1	Y	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
1	1	2	1	N	Y
2	1	2	1	N	Y
3			1	N	Y
4			1	N	Y
5		2		N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
6			1	N	Y
7			1	N	Y
8	2			N	Y
9			1	N	Y
10	2			N	Y
12			2	N	Y
13			1	N	Y
16			2	N	Y
17	1	1	1	N	Y
18	4		1	N	Y
19		1	1	N	Y
20			2	N	Y
21		1		N	Y
22		1		N	Y
23		2		N	Y
24	2	1	1	N	Y
25	16	5	1	N	Y
27	1		1	N	Y
28	4		1	N	Y
29	7	2	6	N	Y
30	5	1		N	Y
31			1	N	Y
33	3			N	Y
34	2		1	N	Y
35	3		1	N	Y
36	5		2	N	Y
37	2		1	N	Y
38	1		1	N	Y
39	1	5	1	N	Y
40				N	Y
41	6	1		N	Y
42	3		1	N	Y
43			1	N	Y
44	3		1	N	Y
45	6	2	2	N	Y
47	1			N	Y
48	1		1	N	Y
49	2		1	N	Y
50	2	1		N	Y
52			1	N	Y
53	2		1	N	Y
54	7	2	2	N	Y
55			1	N	Y
56			1	N	Y
57	1		1	N	Y
58			1	N	Y
59	2	1	2	N	Y
60	2	1		N	Y
61	1			N	Y
62	1			N	Y
63	4			N	Y
64	3			N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
65	4			N	Y
66	3			N	Y
67			2	N	Y
69	2		1	N	Y
71		2		N	Y
74	4		1	N	Y
75			1	N	Y
76		1	1	N	Y
77			1	N	Y
78			1	N	Y
80			1	N	Y
81			1	N	Y
82		1	1	N	Y
83		3	2	N	Y
84	2		1	N	Y
85		1		N	Y
87	1	1		N	Y
88			1	N	Y
89	3	1	1	N	Y
90	4	1	1	N	Y
92	23		1	N	Y
93		1		N	Y
94	4		1	N	Y
95	1		1	N	Y
97	4		1	N	Y
98	2		1	N	Y
99	2	1		N	Y
101	7			N	Y
102	3			N	Y
103	2		1	N	Y
104	7			N	Y
105	2			N	Y
106	2			N	Y
107	5			N	Y
108	4			N	Y
109	4			N	Y
110	2			N	Y
111	2		1	N	Y
112	7			N	Y
113	2	2	1	N	Y
114	1	1		N	Y
115	3		2	N	Y
116	2		1	N	Y
117	2	1		N	Y
118	7	1	2	N	Y
119	3	5		N	Y
120	2	1		N	Y
121	1		3	N	Y
122	4		4	N	Y
123	10			N	Y
125	1	2	1	N	Y
126			1	N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
127	1			N	Y
128	1	1		N	Y
129			1	N	Y
130	3	2	1	N	Y
131	2	1		N	Y
132	1			N	Y
133	6			N	Y
134	1			N	Y
135			1	N	Y
136	2	1		N	Y
137	1		2	N	Y
138	1		3	N	Y
139	1		1	N	Y
140	5		2	N	Y
141		1	1	N	Y
143			1	N	Y
144	3			N	Y
145		1		N	Y
146		1	1	N	Y
147	4	2	3	N	Y
148	1			N	Y
149	4			N	Y
150	1			N	Y
151	1		1	N	Y
152	3	1		N	Y
154	5	1		N	Y
155	1			N	Y
156	1			N	Y
157	1	1		N	Y
158	4	1		N	Y
159	5		3	N	Y
160	2			N	Y
161	3		1	N	Y
162		1		N	Y
163			1	N	Y
164	1			N	Y
165	2		1	N	Y
168	4	1		N	Y
169	2		1	N	Y
170		2	2	N	Y
171	1	1		N	Y
172	4	1		N	Y
173	2	3	2	N	Y
174	1			N	Y
175				N	Y
176	2			N	Y
177	1			N	Y
178		1	3	N	Y
180			1	N	Y
181	1			N	Y
182	1		1	N	Y
183	2			N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
184	2			N	Y
185	3			N	Y
186			1	N	Y
187			1	N	Y
188	3			N	Y
189	2	1		N	Y
190	1			N	Y
191	7	2		N	Y
192	3			N	Y
193	3			N	Y
194	2		1	N	Y
195	8	1		N	Y
196	5			N	Y
197	1	1		N	Y
198	2	3	2	N	Y
202	3		1	N	Y
204	1			N	Y
205	2	1		N	Y
206	1		1	N	Y
207			1	N	Y
208	4	1		N	Y
209	8		1	N	Y
210	11			N	Y
211	1	2	1	N	Y
212	1			N	Y
215	6	1	1	N	Y
216		1	1	N	Y
217	6	1	1	N	Y
218	3			N	Y
219	2	1		N	Y
220	1			N	Y
221		3	1	N	Y
222	1	1		N	Y
223	7	1		N	Y
224	4			N	Y
225	3	1		N	Y
226	4	1		N	Y
227	4	3		N	Y
228	4	1		N	Y
229			3	N	Y
230	3			N	Y
232			1	N	Y
233	3		1	N	Y
234	3		1	N	Y
235	8	2		N	Y
236	1			N	Y
237	1			N	Y
238	1			N	Y
240	5		1	N	Y
241				N	Y
244		1		N	Y
245			2	N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
247	2			N	Y
250	2		2	N	Y
251			1	N	Y
252	1	2		N	Y
253			1	N	Y
254	4		1	N	Y
255	1			N	Y
256	2			N	Y
257				N	Y
259	1			N	Y
261	5			N	Y
262	3			N	Y
263	3	1		N	Y
264	1			N	Y
265	3			N	Y
266	1			N	Y
267	3	1		N	Y
269			1	N	Y
270	2			N	Y
271	4			N	Y
272	6			N	Y
274	10	1		N	N
275	1			N	Y
276	7	1		N	Y
277	4			N	Y
279	3		1	N	Y
280	3			N	Y
281	5			N	Y
282	3			N	Y
284	1		1	N	Y
285			1	N	Y
286	1	1		N	Y
287	3			N	Y
288	1	2		N	Y
290	4	1	1	N	Y
291	5	1		N	Y
292	1			N	Y
300			1	N	Y
301			1	N	Y
302			1	N	Y
303	8		2	N	Y
304	3	1		N	Y
305	11			N	Y
306			1	N	Y
307			2	N	Y
308			1	N	Y
309	1	1	1	N	Y
310	1		1	N	Y
311		2	1	N	N
312			1	N	Y
313	6			N	Y
314	5			N	Y

SHRUBS WITHOUT EVIDENCE

Elb. Ref. No.	1"-3"	3"-5"	>5"	Exit Holes	Riparian
315		1		N	Y
316	2	1		N	Y
317	3		1	N	N
318	4		1	N	N
319	6			N	N
320	4			N	N
321	3		1	N	Y
322		1	1	N	Y
323	1		1	N	Y
324	3	1		N	Y
325	2			N	Y
326		1		N	Y
327			1	N	Y
328			1	N	Y
329			1	N	Y
330			1	N	Y
331			1	N	Y
332			1	N	Y
333	1	1		N	Y
334	1			N	Y
335	1	1		N	Y
336			1	N	Y
337	3	1		N	Y
TOTAL	**755**	**160**	**236**		

ATTACHMENT B

Native Plants Used in VELB Restoration

Native Plants for Use in Restoration

Scientific Name	Common Name
Trees	
Acer negundo	Box elder
Aesculus californica	California buckeye
Alnus rhombifolia	White alder
Fraxinus latifolia	Oregon ash
Juglans californica	California black walnut
Platanus racemosa	Western sycamore
Populus fremontii	Fremont cottonwood
Quercus douglasii	Blue oak
Quercus lobata	Valley oak
Quercus wislizeni	Interior live oak
Salix exigua	Narrowleaf willow
Salix gooddingii	Gooding's black willow
Salix laevigata	Red willow
Salix lasiolepis	Arroyo willow
Shrubs	
Baccharis pilularis	Coyote brush
Ceanothus cuneatus	Wedgeleaf ceanothus
Cephalanthus occidentalis	Button-willow
Cercis occidentalis	Western redbud
Fremontodendron californicum	Flannelbush
Heteromeles arbutifolia	Toyon
Mimulus aurantiacus	Bush monkeyflower
Rhamnus ilicifolia	Hollyleaf redberry
Rhamnus tomentella	Hoary coffeeberry
Rubus ursinus	California blackberry
Rosa californica	California rose
Salix exigua	Narrow-leaved willow
Salix lasiolepis	Arroyo willow
Vitis californica	California wild grape
Grasses	
Bromus carinatus	California brome
Elymus elymoides	Squirreltail
Elymus glaucus	Blue wildrye
Frestuca idahoiensis	Idaho fescue
Hordeum branchyantherum	Meadow barley
Leymus triticoides	Creeping wildrye
Melica californica	Oniongrass
Muhlenbergia rigens	Deer grass
Nassella pulchra	Purple needle grass
Poa secunda	One-sided bluegrass

APPENDIX D

RIO DEL ORO SPECIFIC PLAN PROJECT AMENDED WATER SUPPLY ASSESSMENT

Rio del Oro Specific Plan Project

Amended Water Supply Assessment

Prepared by:

EDAW
2022 J Street
Sacramento, CA 95814

May 2006

EDAW

Rio del Oro Specific Plan Project

Amended Water Supply Assessment

Prepared for:

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May 2006

EDAW

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Acronyms and Abbreviations

af	acre-feet
af/ac/yr	acre-feet per acre per year
afy	acre-feet per year
BMP	best management practices
Cal-Am	California American Water Company
CEQA	California Environmental Quality Act
CIP	Capital Improvements Program
City	City of Rancho Cordova
County	County of Sacramento
CSCGF	Central Sacramento County Groundwater Forum
CSCGMP	Central Sacramento County Groundwater Management Plan
CVP	Central Valley Project
du/ac	dwelling units per acre
DWR	California Department of Water Resources
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
GenCorp	Aerojet General Corporation
GET	groundwater extraction and treatment
GMP	Groundwater Management Plan
GSWC	Golden State Water Company
IGSM	Integrated Groundwater Surface Water Model
mgd	million gallons per day
msl	mean sea level
POU	Place of Use
PSA	Purveyor Specific Agreement

Reclamation	U.S. Bureau of Reclamation
RWQCB	Regional Water Quality Control Board
RWSP	Replacement Water Supply Project
SB 610	Senate Bill 610
SCWA	Sacramento County Water Agency
SMUD	Sacramento Municipal Utility District
SWRCB	State Water Resources Control Board
UPA	Urban Policy Area
UWMP	Urban Water Management Plan
Vineyard WTP	Vineyard Water Treatment Plant
WFA	Water Forum Agreement
WRIME	Water Resources & Information Management Engineering, Inc.
WSA	Water Supply Assessment
WSMP	Water Supply Master Plan

1 EXECUTIVE SUMMARY

This Water Supply Assessment (WSA) has been prepared for the Rio del Oro Specific Plan project (proposed project) pursuant to Senate Bill 610 (SB 610) (Chapter 643, Statutes of 2001; Section 21151.9 of the California Public Resources Code and Section 10910 et seq. of the California Water Code). The Specific Plan area, referred to in this document as the "project site," includes approximately 3,828 acres located in the city of Rancho Cordova in eastern Sacramento County; 1,100 acres are owned by Elliott Homes, constituting Phase 1 of the proposed project and 2,728 acres are owned by Aerojet General Corporation (GenCorp), constituting Phases 2-5 of the proposed project. The proposed project would convert a prior industrial site to mixed-use development.

The City of Rancho Cordova has identified Sacramento County Water Agency (SCWA) as the water purveyor for the proposed project. The project site is located in eastern Sacramento County within the service area of SCWA's Zone 40. The SCWA Board of Directors previously adopted a WSA for the proposed project. However, because additional information has become available regarding the timing and availability of water supplies for the proposed project, it is appropriate to prepare an amended WSA. Once adopted, this amended WSA will supersede the existing WSA for the proposed project.

Water supply planning within the Sacramento region is complex. Regional water supply planning has been going on for many years and has involved numerous stakeholders. In 2000, the Water Forum Agreement (WFA) (Sacramento City-County Office of Metropolitan Water Planning 2000) was adopted by various stakeholder groups, including water supply purveyors. The WFA was formulated based on the two coequal objectives of the Water Forum: (1) Provide a reliable and safe water supply for the region's economic health and planned development through the year 2030; and (2) preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River. The WFA provided a program for how the region will meet its water needs and how the region will address key issues such as groundwater management, water diversions, dry-year water supplies, water conservation, and protection of the Lower American River. SCWA is a signatory to the WFA.

The *Zone 40 Water Supply Master Plan* (WSMP) (adopted in February 2005) (SCWA 2005a) is a comprehensive water supply document that identifies available water supplies, as well as infrastructure necessary to deliver water to a subarea within Zone 40 known as the 2030 Study Area, based on the WFA. The project site lies wholly within Zone 40 and partially within the 2030 Study Area.

During the environmental review and since adoption of the Zone 40 WSMP Environmental Impact Report (EIR), SCWA has pursued and is in various stages of planning for several projects that would implement specific elements of the WSMP. These projects include:

- **Zone 40 Vineyard Water Treatment Plant—**SCWA is proposing to construct the Vineyard Water Treatment Plant (Vineyard WTP) and associated water supply facilities to provide up to 100 million gallons of potable water to existing and approved future development within the SCWA Zone 40 area. The Vineyard WTP is located west of the intersection of Florin and Excelsior Roads, at the northeast corner of Florin and Knox Roads in Sacramento County. The objective of constructing the Vineyard WTP is to provide capacity for treating 100 million gallons per day (mgd) of raw surface water and remediated groundwater, and to serve approved land uses in the Zone 40 service area. Initial phases of facility construction are anticipated to be completed by 2010, with full buildout by 2029.

- **Freeport Regional Water Project**—SCWA and East Bay Municipal Utility District are constructing a diversion structure on the Sacramento River near the community of Freeport and a raw-water conveyance pipeline from the diversion structure to the central portion of Zone 40. SCWA will construct a 100-mgd surface-water treatment facility in the central portion of Zone 40 (the Vineyard WTP described above), and the associated treated-water conveyance pipelines to deliver water to SCWA customers. This project is anticipated to be completed by 2010.

- **Eastern County Replacement Water Supply Project (RWSP)—**The RWSP is a proposal by SCWA to use remediated groundwater obtained through the agreements between the County of Sacramento, SCWA, GenCorp, and McDonnell Douglas Corporation/Boeing for replacement of water lost as a result of past activities resulting in groundwater contamination in the Rancho Cordova area, for new development on Aerojet lands, and for environmental enhancement. SCWA has initiated environmental review of this project, which evaluates several discharge, diversion, and treatment options for using remediated groundwater from GenCorp and Boeing groundwater treatment and extraction facilities. The RWSP would identify the necessary facilities and timing of delivery of remediated water. Environmental review is anticipated to be completed by late summer 2006, with construction of all project-related facilities completed by 2010.

Estimated water demand for the proposed project at full buildout is approximately 8,888 acre-feet per year (afy). To determine whether water is available to serve the demand of proposed project, it is important to understand what water is available to SCWA and how these water supplies are managed.

- Existing water available to SCWA includes a combination of surface water and groundwater that is conjunctively managed, and recycled water. Groundwater is extracted from the Central Sacramento County Groundwater Basin. Surface water used by SCWA includes Central Valley Project (CVP) supplies (Sacramento Municipal Utility District [SMUD] I, SMUD II, and Fazio water).

- SCWA is in the process of securing additional water to meet the demand for its service area. The future supplies include surface water appropriated from the American and Sacramento Rivers, transfer-water supplies, and water from wholesale water agreements with the City of Sacramento. SCWA has pending water right applications before the State Water Resources Control Board.

- The RWSP, described above, would treat and make available a portion of its remediated groundwater supply for new development within SCWA's service area.

A portion of the water demand for the proposed project was accounted for in the Zone 40 WSMP. Specifically, 1,500 afy was counted for an area that SCWA identified as Security Park. (The Security Park region of the WSMP includes both the Security Park and lands immediately surrounding it, and therefore includes some of the lands that are located within the project site. However, the Security Park itself is not part of the project site.) This water would be available to the proposed project once the Vineyard WTP and associated conveyance facilities are completed (estimated 2010).

The RWSP would supply the remaining water for the proposed project (7,388 afy). The RWSP is currently undergoing environmental review. Construction of all project-related facilities is estimated to be completed by 2010. This water would not be available for the proposed project until all the necessary permits and approvals are in place and the facilities are constructed.

Because of SCWA's extensive planning efforts in implementing the WFA, preparing the Zone 40 WSMP and the *2005 Zone 41 Urban Water Management Plan* (UWMP) (SCWA 2005a, 2005b), and participating in the Central Sacramento Groundwater Forum (CSCGF), SCWA has demonstrated that it has planned for both water supplies and the infrastructure necessary to meet future water demand through 2030 within Zone 40. However, not all of these water supplies will be available until the planned SCWA facilities are constructed (including Vineyard WTP and RWSP).

The permanent long-term water supply identified in this document cannot be delivered to the proposed project until the Vineyard WTP, RWSP, and other facilities described above have been approved and constructed (currently estimated at 2011). If a temporary supply of water from another source could be secured until the completion of these water projects, some initial development of the Rio del Oro project could occur. This short-term "gap" water supply is currently conceptual and has not been fully developed in order to evaluate in detail whether it can be determined to be a reliable source of water. Ultimately, the gap water supply (if approved and utilized before the RWSP comes online) will be replaced with the RWSP. Until further technical study is

conducted, SCWA is not in a position to make an evaluation as to whether or not the gap water supply is a reliable long-term source of water. Notwithstanding the question as to the reliability of the gap water as a long-term water supply source, it is SCWA's continued intention to be the retail water purveyor for this development.

The project applicants have discussed the availability of a gap water supply with the nearby GSWC and have identified potential water supply options for providing gap water to Rio del Oro. These gap supplies, listed and qualified below, could support a portion of the initial phases of development of Rio del Oro until SCWA has constructed the facilities necessary to deliver permanent water supplies to the project site.

- **Option A—**Existing GSWC water supply capacity that exceeds its current projected maximum-day system demand could be delivered to Rio del Oro.

- **Option B—**Existing GSWC wells that have been taken out of service as a result of groundwater contamination could be provided with wellhead treatment to remove contaminants. If these wells are then brought back online, the GSWC system could have excess capacity that could be delivered to Rio del Oro, as described in Option A.

- **Option C—**If water treated at GenCorp's groundwater extraction and treatment plant J (GET J) is piped to the nearby Coloma/Pyrites Water Treatment Plant and blended with other potable surface water supplies, the GSWC system could have excess capacity that could be delivered to Rio del Oro, as described in Option A.

Options B and C would require a change in current regulatory agency policy regarding sources of drinking water supply. Furthermore, any delivery of a gap water supply for initial development at Rio del Oro will require an agreement with SCWA that must describe capital improvements required to deliver the water, the source of funding for any such improvements, the price of gap water, and a commitment of the gap supply. Other existing agreements that address water supply in this area may need to be amended.

While SCWA has approved and started design of the Vineyard WTP and associated projects that will provide 1,500 afy for the Rio del Oro project site, the RWSP, which will provide the remaining 7,388 afy, is currently in the environmental review stage. Until all necessary approvals and permits for construction have been secured, the RWSP cannot be guaranteed as a reliable long-term supply of water for the Rio del Oro project. If the the RWSP is delayed or not approved, SCWA would need to identify other sources of supply for Rio del Oro.

2 INTRODUCTION

This report presents the Water Supply Assessment (WSA) prepared for the Rio del Oro Specific Plan project (proposed project) pursuant to Senate Bill 610 (SB 610) (Chapter 643, Statutes of 2001; Section 21151.9 of the California Public Resources Code and Section 10910 et seq. of the California Water Code). The Specific Plan area, referred to in this document as the "project site," includes approximately 3,828 acres located in the city of Rancho Cordova in eastern Sacramento County; 1,100 acres (Phase 1 of the proposed project) are owned by Elliott Homes and 2,728 acres (Phases 2-5 of the proposed project) are owned by Aerojet General Corporation (GenCorp). The proposed project would convert a prior industrial site to mixed-use development.

Because of the size of the proposed project, a WSA is required under the provisions of the Water Code. The City of Rancho Cordova (City) has identified Sacramento County Water Agency (SCWA) as the wholesale water provider for the proposed project and as the lead agency responsible for preparation of this WSA. SCWA is required to make a determination through this WSA whether sufficient water is available to meet project demand (Water Code Section 10910[c][1]). Assuming that this WSA makes that determination, the City will adopt the WSA on certification of the environmental impact report (EIR) prepared for the project.

The SCWA Board of Directors previously adopted a WSA for the proposed project. However, because additional information has become available regarding the timing and availability of water for the proposed project, it is appropriate to prepare an amended WSA. Once adopted, this amended WSA will supersede the existing WSA for the proposed project.

2.1 SENATE BILL 610

SB 610 became effective January 1, 2002. The purpose of SB 610 is to strengthen the process by which local agencies determine whether current and future water supplies are adequate and sufficient to meet current and future demand. SB 610 amended the California Public Resources Code to incorporate Water Code requirements within the California Environmental Quality Act (CEQA) process for certain types of projects. SB 610 also amended the Water Code to broaden the types of information included in an Urban Water Management Plan (UWMP) (Water Code Section 10620 et seq.).

WATER CODE PART 2.10

Water Code Part 2.10 clarifies the roles and responsibilities of the lead agency under CEQA and the water supplier (i.e., the public water system) with respect to describing current and future supplies compared to current and future demand. It also defines the projects for which a WSA must be prepared as well as the responsibilities of the lead agency related to the WSA. For the proposed project, the City of Rancho Cordova is the lead agency. A WSA is required for:

- proposed residential developments of more than 500 dwelling units;
- proposed shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- proposed commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- proposed hotels or motels, or both, having more than 500 rooms;
- proposed industrial, manufacturing, or processing plants, or industrial parks planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;

- mixed-use developments that include one or more of the uses described above;
- developments that would demand an amount of water equivalent to or greater than the amount of water required by a 500-dwelling-unit project; and
- for lead agencies with fewer than 5,000 water service connections, any new developments that will increase the number of water service connections in the service area by 10% or more.

Under Part 2.10, the lead agency must identify the affected water supplier and ask the supplier whether the new demand associated with the project is included in the supplier's UWMP. If the UWMP includes the demand, it may be incorporated by reference in the WSA (Water Code Section 10910[c][2]). If there is no public water system to serve the project, the lead agency must prepare the WSA itself. (Water Code Section 10910[b].)

The 2005 Zone 41 UWMP (SCWA 2005b) was adopted by the SCWA Board of Directors on December 6, 2005.

2.2 URBAN WATER MANAGEMENT PLANNING ACT

The Urban Water Management Planning Act requires water suppliers to document water supplies available during normal, single dry, and multiple dry water years during a 20-year projection period and the existing and projected future water demand during a 20-year projection period. The act requires that the projected supplies and demand be presented in 5-year increments for the 20-year projection period (Water Code Section 10631).

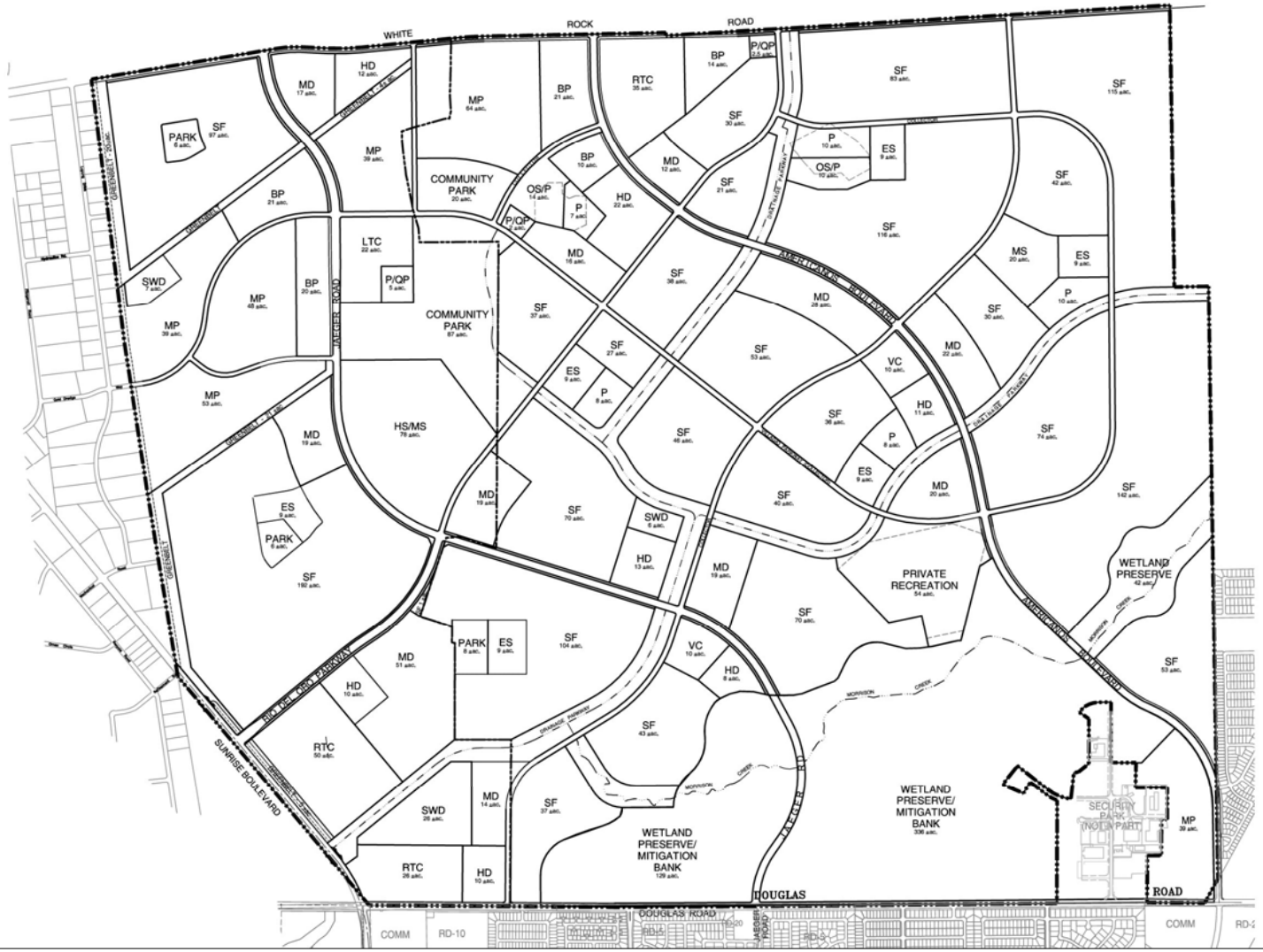
3 RIO DEL ORO SPECIFIC PLAN PROJECT

The proposed project consists of approximately 3,828 acres in the city of Rancho Cordova. Buildout of the proposed project consists of multiple development phases and is anticipated to occur over a 25- to 30-year period. The proposed project meets the statutory criteria for projects requiring a WSA. Table 1 and Exhibit 1 identify the proposed land uses at buildout for the proposed project.

Table 1
Acres of Land Uses for the Rio del Oro Specific Plan Project by Development Phase

Land Use	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Single Family Residential	290	252	324	386	345	1,597
Medium Density Residential	113	56	26	22	20	237
High Density Residential	32	22	21	-	11	86
Village Commercial	-	-	10	-	10	20
Shopping Center (LTC, RTC)	98	35	-	-	-	133
Business Park	41	45	-	-	-	86
Industrial Park	188	55	-	-	39	282
Public/Quasi Public	5	4.5	-	-	-	9.5
High School/Middle School	78	-	-	-	-	78
Middle School	-	-	-	20	-	20
Elementary Schools	9	9	9	18	9	54
Community Parks	71	36	-	-	-	107
Neighborhood Parks	12	15	8	20	8	63
Stormwater Detention	33	-	6	-	-	39
Wetland Preserve	-	-	129	-	378	507
Drainage Parkway	17	60	41	18	19	155
Private Recreation	-	-	-	-	54	54
Open Space Preserve	-	14	-	10	-	24
Greenbelts	50	-	-	-	-	50
Major Roads with Landscaping	78	36	37	27	49	227
Total Acreage	**1,115**	**639.5**	**611**	**521**	**942**	**3,828.5**

Note: LTC = Local Town Center; RTC = Regional Town Center
Source: G. C. Wallace 2006



LAND USE SUMMARY

	LAND USE	ACRES	DENSITY RANGE	FIXED COUNT	UNITS	UNIT %
SF	SINGLE FAMILY RESIDENTIAL	1,597	2.1 TO 6.0	5 DU/AC	7,985	69%
MD	MEDIUM DENSITY RESIDENTIAL	237	6.1 TO 18.0	8 DU/AC	1,896	16%
HD	HIGH DENSITY RESIDENTIAL	86	18.1 TO 40.0	20 DU/AC	1,720	15%
VC	VILLAGE COMMERCIAL	20				
LTC	LOCAL TOWN CENTER	22				
RTC	REGIONAL TOWN CENTER	111				
BP	BUSINESS PARK	86				
MP	INDUSTRIAL PARK	282				
P/QP	PUBLIC / QUASI PUBLIC	9.5				
MS/HS	SCHOOL CAMPUS	78				
MS	MIDDLE SCHOOL	20				
ES	ELEMENTARY SCHOOL	54				
CP	COMMUNITY PARK	107				
P	NEIGHBORHOOD PARKS	63				
SWD	STORM WATER DETENTION	39				
	WETLAND PRESERVE/ MITIGATION BANK	507				
	DRAINAGE PARKWAY	4				
	PRIVATE RECREATION	54				
OS/P	OPEN SPACE/ PRESERVE	24				
	LANDSCAPE CORRIDORS	44				
GB	GREENBELTS	50				
	ROADS	183				
TOTALS:		3828.5			11,601	100%

Source: G. C. Wallace 2006

Rio del Oro Specific Plan Land Use Plan **Exhibit 1**

3.1 RESIDENTIAL

The proposed project provides for the construction of 11,601 dwelling units in three residential land use classifications. The proposed density for the Single Family Residential category is 5 units per acre (du/ac). The proposed density is 8 du/ac for the Medium Density Residential category and 20 du/ac for the High Density Residential category. A total of 1,920 acres is proposed for residential development.

3.2 COMMERCIAL/INDUSTRIAL

The proposed project includes the commercial land use classifications of Village Commercial, Local Town Center and Regional Town Center (shopping centers), Business Park, and Industrial Park. Two Village Commercial areas are proposed along Rancho Cordova Parkway and Americanos Boulevard for a total of 20 acres. Shopping Centers would occupy 133 acres of the project site. Business Parks totaling 86 acres are proposed along Rancho Cordova Parkway and Americanos Boulevard. In addition, 282 acres of Industrial Park are proposed.

3.3 OPEN SPACE/PARKS/RECREATION/PUBLIC

The proposed project includes development of a 107-acre Community Park and various Neighborhood Parks totaling 63 acres. In addition, 54 acres are proposed for Private Recreation, 9.5 acres are proposed for Public/Quasi Public Use, 44 acres are designated for Landscape Corridors, and 50 acres are designated for Greenbelts.

3.4 WATER SUPPLY PLANNING FOR THE RIO DEL ORO PROJECT

The 2005 Zone 41 UWMP (SCWA 2005b) was adopted by the SCWA Board of Directors on December 6, 2005. The UWMP includes water demand for the proposed project. The information provided in the 2005 UWMP can be relied upon for this WSA, and is therefore incorporated by reference in this document. In addition to the UWMP, the Zone 40 WSMP was relied upon in preparation of this WSA.

SCWA has undertaken an extensive planning effort for the facilities and water supplies necessary to serve future growth and development within the central portion of Sacramento County known as Zone 40. SCWA recently prepared and adopted its Zone 40 WSMP (SCWA 2005a). While the UWMP addresses water demand and supplies for all of the Zone 41 service area within Sacramento County, the Zone 40 WSMP focuses on the central portion of the county and identifies water demand and supplies to serve future growth and development over a 20-year planning horizon.

The proposed project is located within SCWA's Zone 40 and partially within a subarea of Zone 40 referred to as the 2030 Study Area. The 2030 Study Area is the area where development of industrial, commercial, office, and residential land uses is expected to occur and where demand for water is expected to be concentrated during the planning horizon of the Zone 40 WSMP (i.e., 2030). As such, water supplies, water demand, and facilities described in the adopted Zone 40 WSMP are relevant for the proposed project. The Zone 40 WSMP describes the facilities and construction financing mechanisms to provide water to the 2030 Study Area. Additional details regarding the boundaries of the 2030 Study Area are provided in Section 4.2, "Zone 40 Water Supply Master Plan," of this WSA.

3.5 EXISTING AND PROJECTED SCWA ZONE 40 WATER DEMAND

Table 2 identifies existing and projected 2000 and 2030 land use and water demand within SCWA's Zone 40 2030 Study Area.

Table 2 Current and Projected Water Demand for SCWA Zone 40						
Land Use Category	Year 2000 Land Use and Water Demand			Year 2030 Water Demand		
	Unit Water Demand Factors (af/ac/yr)	Land Use (acres)	Water Demand (afy)	Unit Water Demand Factors (af/ac/yr)	Land Use (acres)	Water Demand (afy)
Rural Estates	1.57	304	477	1.33	718	955
Single Family	3.40	3,387	11,516	2.89	14,867	42,966
Multi Family—Low Density	4.36	285	1,243	3.70	1,173	4,340
Multi Family—High Density	4.85	0	0	4.12	0	0
Commercial	3.24	254	823	2.75	1,042	2,866
Industrial	3.19	1,257	4,010	2.71	2,395	6,490
Industrial—Unutilized	0.00	0	0	0.00	1,463	0
Public	1.22	692	844	1.04	4,349	4,523
Public Recreation	4.08	400	1,632	3.46	2,865	9,913
Mixed Land Use	2.95	840	2,478	2.51	12,985	32,592
Developed Land Use		**7,419**	**23,023**		**41,857**	**104,645**
Right-of-Way	0.25	726	182	0.21	2,526	530
Water Use Subtotal			**23,205**			**105,175**
Water System Losses (7.5%)			1,740			7,888
Zone 40 Water Production			**24,945**			**113,063**
Urban and rural areas not currently being served by Zone 40		5,127	NA		0	NA
Vacant		27,583	NA		2,225	NA
Agriculture		5,766	NA		12	NA
Total Land and Water Use		**46,621**	**24,945**		**46,620**	**113,063**

Notes: af/ac/yr = acre-feet per acre per year; afy = acre-feet per year; NA = not applicable; SCWA = Sacramento County Water Agency
SCWA Zone 40 does not supply water to meet agricultural demand within its Zone 40 service area. Agricultural water demand within Zone 40 would be in addition to urban water demand.
Minor discrepancies in acreage totals are a result of rounding errors in land use data.
Source: SCWA 2005a

3.6 EXISTING WATER DEMAND AND PROJECTED DEMAND FOR THE RIO DEL ORO SPECIFIC PLAN PROJECT

A small volume of groundwater is currently being extracted from the project site for the Clark Cattle Company. The Clark Cattle Company has a lease agreement to use the land for grazing and pumps a small volume of groundwater from the shallow aquifer to supply on-site stock ponds. Historical groundwater extraction volumes are unknown. The grazing operation would be abandoned to allow for development of the proposed project.

Buildout water demand for the proposed project was projected by applying a water demand factor to each proposed land use. The proposed land uses are identified in Table 1 and are summarized in Table 3 along with anticipated buildout water demand (Wood Rodgers 2004).

Table 3
Summary of Land Use and Water Demand for the Rio del Oro Project

Land Use	Area (acres)	Unit Water Demand Factor[1] (af/ac/yr)	Water Demand (afy)
Rural Estates	-	1.33	-
Single Family	1,597	2.89	4,615
Multi Family—Low Density	257	3.7	877
Multi Family—High Density	86	4.12	354
Commercial	293	2.75	806
Industrial	282	2.71	764
Industrial—Unutilized	-	0	-
Public	161.5	1.04	168
Public Recreation	170	3.46	588
Mixed Land Use	-	2.51	-
Right-of-Way	459	0.21	96
Vacant	543	0	-
Urban Reserve	-	2.75	-
Agriculture	-	0	-
Total	**3,828.5**		**8,268**
Water System Losses (7.5%)			620
Total Demand			**8,888**

Note: af/ac/yr = acre-feet per acre per year; afy = acre-feet per year
[1] The unit water demand factors provided in this table are consistent with the unit water demand factors used in the *Zone 40 Water Supply Master Plan.*
Source: Wood Rodgers 2004

As part of the Zone 40 WSMP, water demand was calculated for various land uses within the 2030 Study Area. To calculate existing and proposed water demand, Zone 40 was divided into several subregions (WRIME 2003). A portion (1,505 acres) of the project site lies within the 2030 Study Area. This portion falls within what SCWA identified in the Zone 40 WSMP as the Security Park area, where a water demand of 1,500 afy was assumed. (Please note that the Security Park region of the WSMP includes both the Security Park and lands immediately surrounding it, and therefore includes some of the lands that are located within the project site. However, the Security Park itself is not part of the project site.) The remaining water demand (7,388 afy) for the project site were addressed in the 2005 UWMP and would be met with water and infrastructure made available through the Eastern County Replacement Water Supply Project (RWSP), described in Section 4.4.

This WSA evaluates whether the total water supply necessary to meet the demand of the proposed project (8,888 afy) are available and could be delivered by SCWA in normal, single dry, and multiple dry water years in addition to meeting its existing and projected future demand.

4 RELEVANT WATER SUPPLY PLANNING DOCUMENTS AND AGREEMENTS

4.1 WATER FORUM AGREEMENT

The Water Forum Agreement (WFA) (Sacramento City-County Office of Metropolitan Water Planning 2000) is a plan that provides for the effective long-term management of the Sacramento region's water resources. The WFA was developed by a diverse group of stakeholders known as the Water Forum, which consisted of water agencies, business groups, agricultural interests, environmentalists, citizen groups, and local governments. SCWA is a signatory to the WFA. The WFA was formulated based on the two coequal objectives of the Water Forum: (1) Provide a reliable and safe water supply for the region's economic health and planned development through the year 2030; and (2) preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

To achieve the Water Forum's objectives, a comprehensive package of linked actions was developed to make more water available for consumption while protecting the natural resources of the Lower American River from environmental damage. The plan requires support and participation by each of the Water Forum stakeholders. The WFA includes seven elements:

I. Increased Surface Water Diversions

II. Actions to Meet Customer's Needs while Reducing Diversion Impacts on the Lower American River in Drier Years

III. Support for an Improved Pattern of Fishery Flow Releases from Folsom Reservoir

IV. Lower American River Habitat Management Element

V. Water Conservation

VI. Groundwater Management

VII. Water Forum Successor Effort

The WFA is a comprehensive document that describes how the Sacramento region will meet its water needs through implementation of the above seven elements and how the region will address key issues such as groundwater management, water diversions, dry-year water supply, water conservation, and protection of the Lower American River. The WFA also includes important provisions assuring each signatory that it will receive specific benefits as it fulfills its responsibilities, and that other signatories will also be honoring their commitments.

The WFA includes purveyor-specific agreements that define the benefits each water purveyor receives as a stakeholder and the actions each must take to receive these benefits. These assurances are supplemented by specific actions, such as contracts, joint power authorities, and water right actions. The Water Forum Successor Effort was created to implement the provisions contained in the WFA, maintain stakeholder relationships, provide an early-warning system for potential problems, and resolve issues that might arise.

The WFA includes definitions of the long-term average annual production yield (defined as the "sustainable yield") for each of the three subbasin of the groundwater basin in Sacramento County: 131,000 acre-feet (af) for the North Area (north of the American River); 273,000 af for the Central Area (between the American and Cosumnes Rivers); and 115,000 af for the South Area (south of the Cosumnes River). Any proposed project must

recognize the groundwater sustainable yield of the WFA. The proposed project is located within the Central Area groundwater subbasin (referred to in this document as the "Central Basin").

Water conservation and demand management are essential to meeting the objectives of the WFA. Conservation will reduce the volume of groundwater and surface water (including water from the American River) that is needed for future growth. As a signatory to the WFA and as a Central Valley Project (CVP) water contractor with the U.S. Bureau of Reclamation (Reclamation), SCWA is committed to implementing the Water Conservation Best Management Practices (BMPs) defined in the Water Conservation Element of the WFA. Technical studies prepared in support of the WFA indicate that implementation of the BMPs will result in a demand reduction factor of 25.6%, relative to the baseline 1990 demand, by the year 2030.

The 1999 Water Forum Agreement EIR evaluated SCWA's water supply needs in combination with the region's other water supply needs. As an outcome of the process, SCWA agreed to a series of actions and commitments related to surface-water diversions, dry-year supply, fishery flows, habitat management, water conservation, and groundwater management. Based on SCWA's agreement to adhere to the WFA, the EIR evaluated areas of development that could be served by future water supplies.

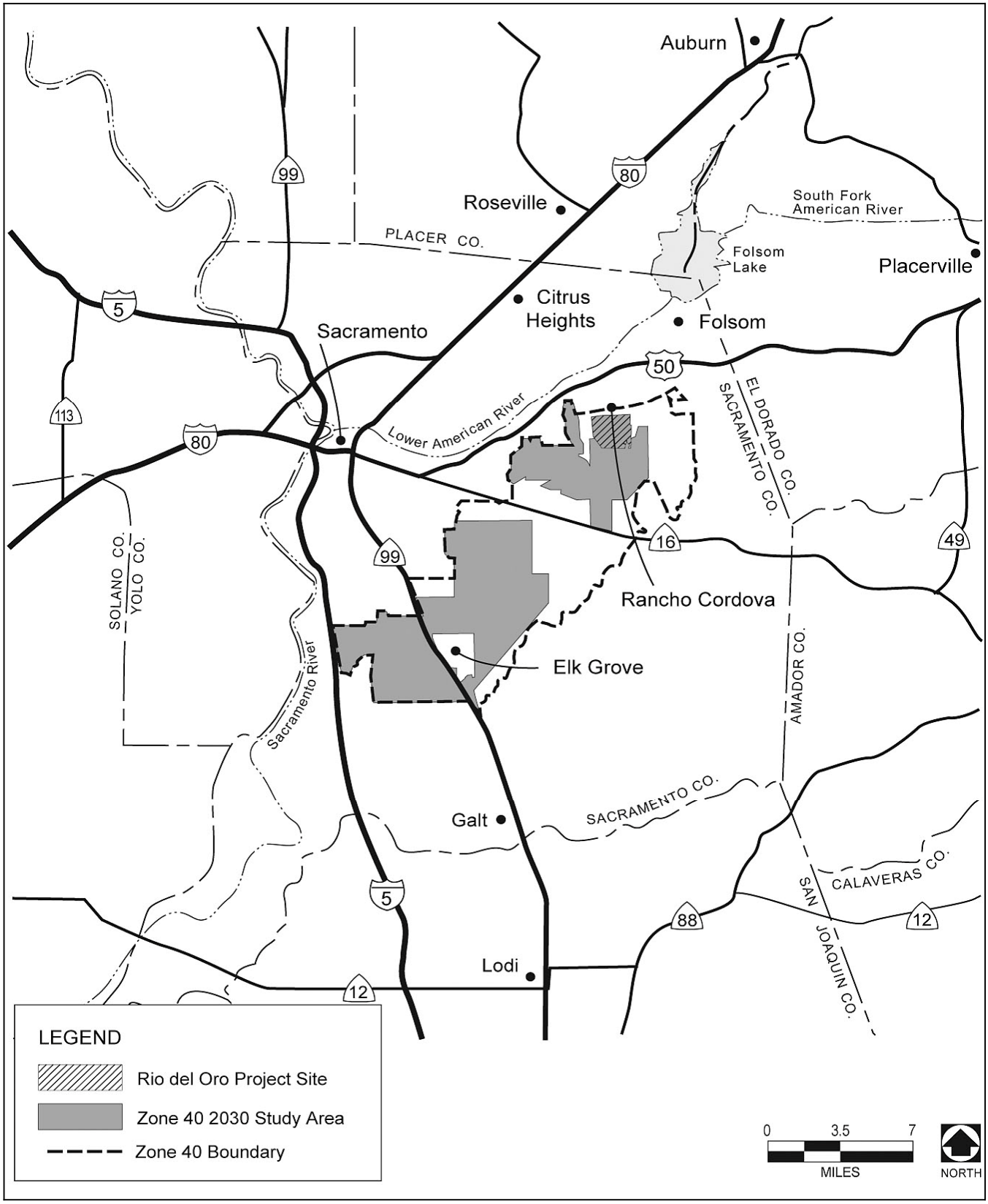
4.2 ZONE 40 WATER SUPPLY MASTER PLAN

In response to the requirements of the WFA, SCWA undertook a comprehensive water supply planning process through the *Sacramento County Water Agency Zone 40 Water Supply Master Plan* (SCWA 2005a) to identify available water and the infrastructure necessary to deliver water to a subarea within Zone 40 known as the 2030 Study Area. The 2030 Study Area encompasses approximately 46,600 acres (including portions of the cities of Elk Grove and Rancho Cordova) (Exhibit 2 and Exhibit 3) where development of industrial, commercial, office, and residential land uses is expected to occur and where demand for water is expected to be concentrated during the planning horizon of the WSMP (i.e., 2030).

As a signatory to the WFA, SCWA would ensure that water conservation and demand management—necessary steps to achieve WFA objectives—are integrated into future growth and water planning activities in its service area. In planning the future use of SCWA's water supply, a land area that could be served was identified based on growth areas identified in the *County of Sacramento General Plan*. This area is known as the 2030 Study Area (Exhibit 4).

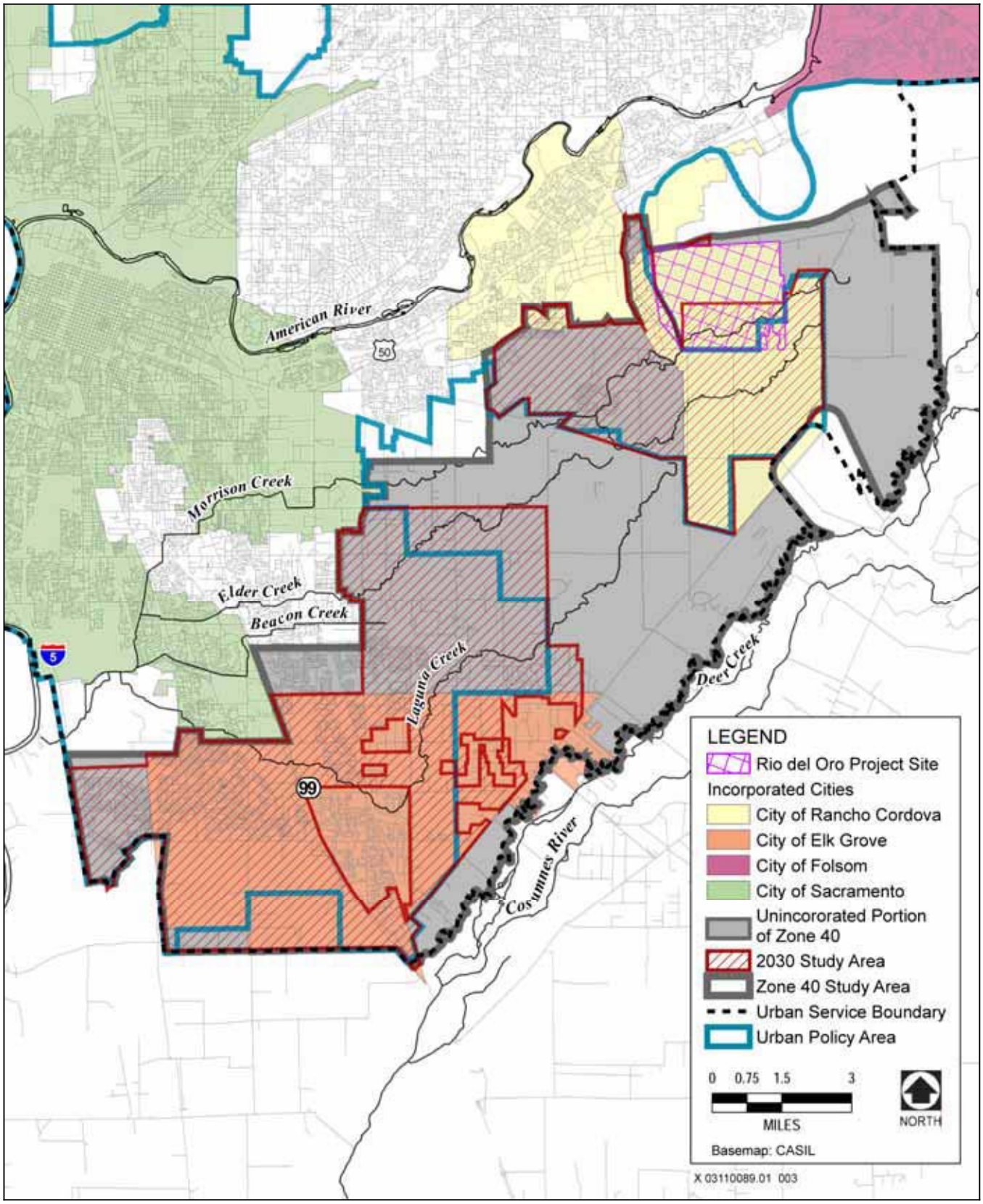
The Zone 40 WSMP provides a flexible plan of water management options that can be implemented and modified if conditions that affect the availability and feasibility of water supply sources change in the future. The goal of the Zone 40 WSMP is to define a conjunctive-use program of groundwater, surface water, remediated water, and recycled water supplies and a financing program for the construction of a new surface-water diversion structure; surface-water treatment plant; water conveyance pipelines; and groundwater extraction, treatment, and distribution facilities. The Zone 40 WSMP evaluates several options for facilities to deliver surface water and groundwater to development within Zone 40, as well as the financing mechanisms to provide water to the 2030 Study Area.

In planning for future growth and development within Zone 40, SCWA acknowledges that it is not a land use agency and is not responsible for approving growth and development within its service area, and identified the County of Sacramento (County), the City of Rancho Cordova, and the City of Elk Grove as the lead agencies responsible for such decisions. During development of the Zone 40 WSMP, the general plans for the newly incorporated cities of Elk Grove and Rancho Cordova were not available; therefore, the *County of Sacramento General Plan* (County of Sacramento 1993) was the planning document used to project growth and development anticipated to occur within an area defined as the Urban Policy Area (UPA). The County's UPA is defined as the area anticipated to build out with urban development within the planning horizon of the general plan (year 2024) (Exhibit 5).



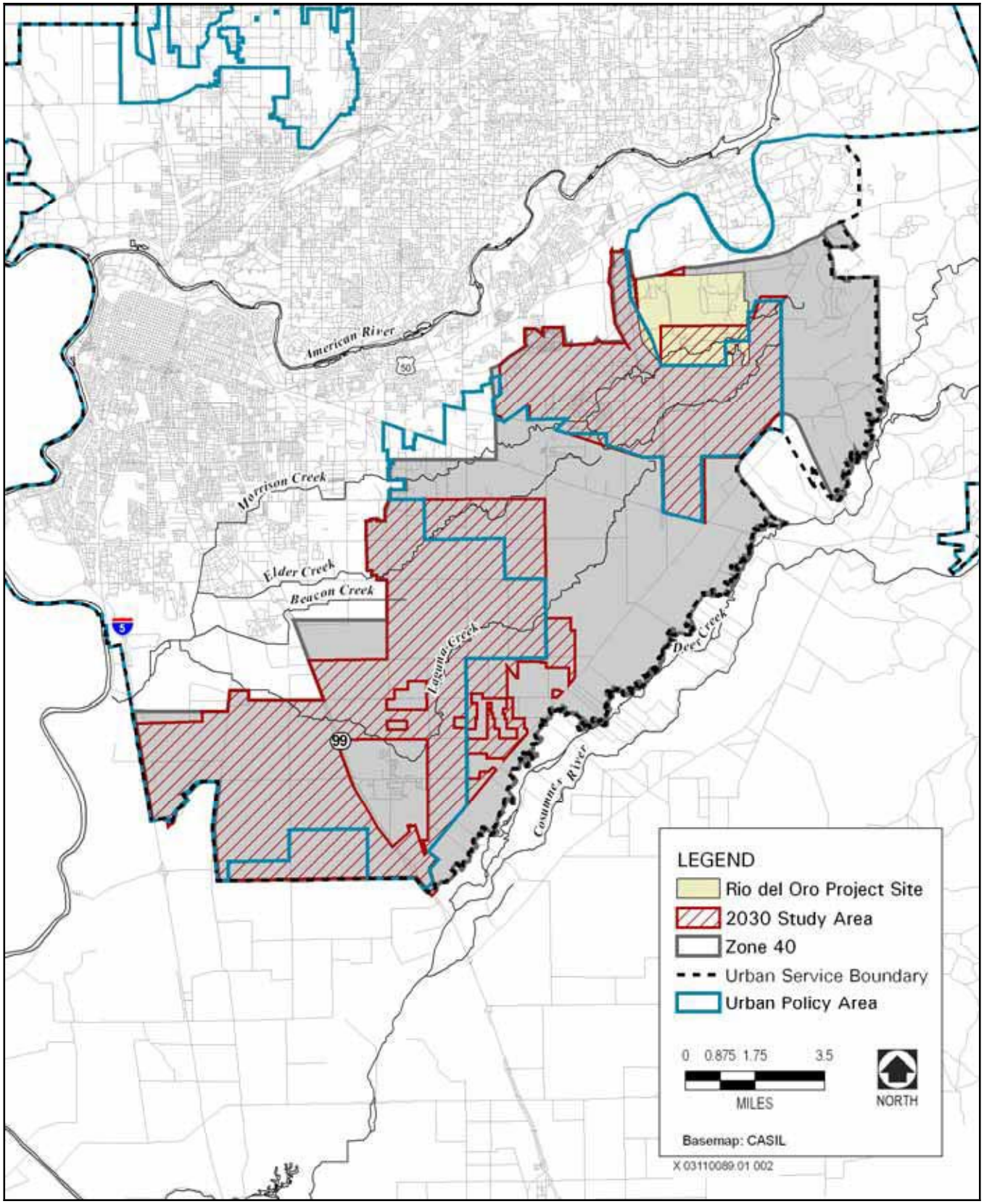
Source: SCWA 2003a

Regional Location **Exhibit 2**



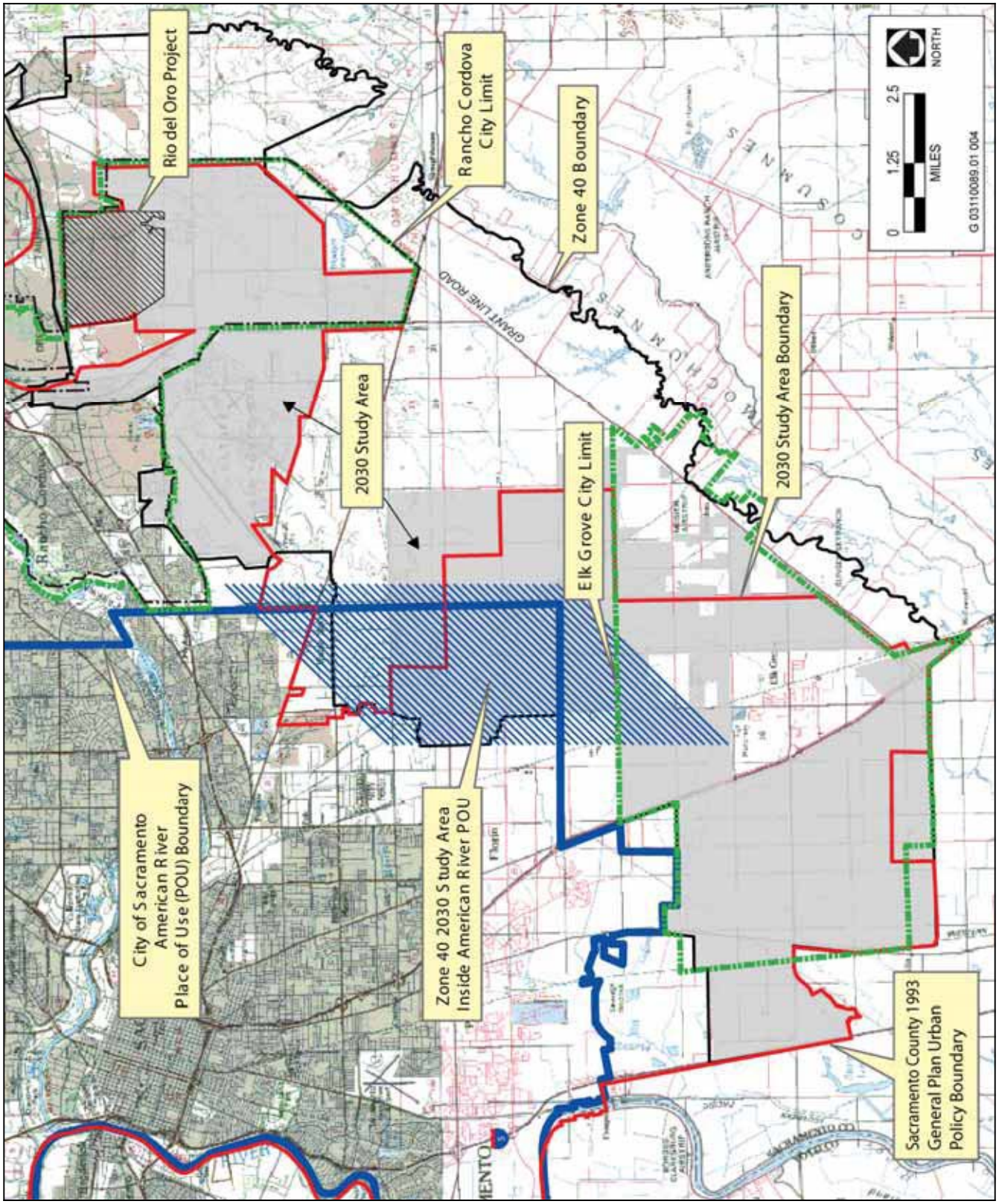
Source: SCWA 2004

Incorporated Cities within SCWA Zone 40 **Exhibit 3**



Source: SCWA 2004

SCWA Zone 40 2030 Study Area and Rio del Oro Project Site **Exhibit 4**



Sources: Sacramento County Water Agency and MWH 2003, data compiled by EDAW in 2006

Zone 40 2030 Study Area and Sacramento County Urban Policy Area **Exhibit 5**

The southern boundary of the 2030 Study Area generally coincides with the County's UPA. The 2030 Study Area was delineated based on the County's identified growth areas and the area of land that was planned to be served by the negotiated firm water supply identified in the WFA. The 2030 Study Area includes approximately 46,600 acres, about 8,400 more acres than the land remaining within the UPA in Zone 40. Because of the time frame of the Zone 40 WSMP and the likelihood that the UPA would be expanded in the next general plan update cycle (currently under way), SCWA identified four likely areas outside the UPA where urban expansion was logical and could occur; however, it acknowledged that decisions for growth and development would lie with the County Board of Supervisors or the governing bodies of other local jurisdictions. The areas included in the 2030 Study Area were selected based on their adjacency to the UPA. The 2030 Study Area also captured active projects and included the newly incorporated City of Rancho Cordova.

One of the areas included in the 2030 Study Area that lies partially outside the County's UPA is the project site. While the 2030 Study Area does not cover the entire project site, a portion of the water supply demand (1,500 afy) for this area, identified in the Zone 40 WSMP as the Security Park area, has been included within the Zone 40 WSMP.

Since approval of the Zone 40 WSMP (SCWA 2005a), SCWA has pursued and is in various stages of planning several projects that would implement specific elements of the WSMP. These projects include:

- **Zone 40 Vineyard Water Treatment Plant.** SCWA is proposing to construct the Vineyard Water Treatment Plant (Vineyard WTP) and associated water supply facilities to provide up to 100 million gallons of potable water to existing and approved future development within the SCWA Zone 40 area. The Vineyard WTP is located west of the intersection of Florin and Excelsior Roads, at the northeast corner of Florin and Knox Roads in Sacramento County. The objective of constructing the Vineyard WTP is to provide capacity for treating 100 million gallons per day (mgd) of raw surface water and remediated groundwater, and to serve approved land uses in the Zone 40 service area. Initial phases of facility construction are anticipated to be completed by 2010, with full buildout by 2029.

- **Freeport Regional Water Project.** SCWA and East Bay Municipal Utility District are constructing a diversion structure on the Sacramento River near the community of Freeport and a raw-water conveyance pipeline from the diversion structure to the central portion of Zone 40. SCWA will construct a 100-mgd surface-water treatment facility in the central portion of Zone 40 (Vineyard WTP described above), and the associated treated-water conveyance pipelines to deliver water to SCWA customers. This project is anticipated to be completed by 2010.

4.3 AGREEMENTS BETWEEN SACRAMENTO COUNTY, SCWA, GENCORP, AND BOEING

The framework for addressing water supply issues associated with the contamination of the local groundwater supply from historical uses of the GenCorp site (a portion of which is now referred to as the project site, located within the City's planning area) is provided in the agreements between Sacramento County, SCWA, and GenCorp (August 27, 2003) and between the County, SWCA, and McDonnell Douglas/Boeing (August 29, 2003). Under directives from the U.S. Environmental Protection Agency (EPA), the Central Valley Regional Water Quality Control Board (RWQCB), and the California Department of Toxic Substances Control, both GenCorp and McDonnell Douglas Corporation/Boeing are required to pump groundwater that has been contaminated by chemicals associated with past activities at their sites; remove those chemicals by various treatment processes (remediation); and discharge the remediated water to surface water bodies/surface streams. The agreements prescribe the capture of remediated groundwater for beneficial use. The agreements are provided in Appendix A.

Pursuant to the agreements, all rights, title, and interest in the remediated groundwater was granted to SCWA, which would capture the remediated water and provide additional treatment as needed for beneficial urban and environmental use. The agreements specify that the highest priority beneficial use of remediated water is for the

replacement of groundwater capacity lost by water purveyors in the Rancho Cordova area. This includes groundwater capacity lost by local water purveyors Golden State Water Company (GSWC) and California American Water Company (Cal-Am). The next highest priority beneficial use of remediated water is for the supply of potable water to proposed development on Aerojet lands, which includes the Rio del Oro and Westborough projects. The remaining priority use includes other development and environmental enhancement. The remediated groundwater would be made available as part of SCWA's proposed RWSP described below.

4.4 EASTERN COUNTY REPLACEMENT WATER SUPPLY PROJECT

The RWSP is a proposal by SCWA to use remediated groundwater obtained through the agreements between the County, SCWA, GenCorp, and McDonnell Douglas Corporation/Boeing for replacement of water lost as a result of past activities resulting in groundwater contamination in the Rancho Cordova area, for new development on Aerojet lands, and for environmental enhancement. SCWA has initiated environmental review of this project, which evaluates several discharge, diversion, and treatment options for using remediated groundwater from GenCorp and McDonnell Douglas Corporation/Boeing groundwater extraction and treatment (GET) facilities. The RWSP would identify the necessary facilities and timing of delivery of remediated water. Environmental review is anticipated to be completed by late summer 2006, with construction of all project-related facilities completed by 2010. The RWSP would provide water to serve the water demand of the proposed project above and beyond the 1,500-afy water demand that was planned for in the Zone 40 WSMP, which would be conveyed through the new Central Water Treatment Plant and facilities.

4.5 CENTRAL SACRAMENTO COUNTY GROUNDWATER FORUM

Acting on behalf of the Water Forum Successor Effort, the California Department of Water Resources (DWR) initiated the Central Sacramento County Groundwater Forum (CSCGF) by signing a Memorandum of Understanding with the Sacramento City-County Office of Metropolitan Water Planning. The purpose of the CSCGF, which is funded by SCWA and the City of Sacramento, is to support discussions among stakeholders representing all segments of the community with an interest in developing a groundwater management structure and ultimately a groundwater management plan (GMP) for the Central Basin. Stakeholders are organized into six interest groups: agriculture, agriculture/residential, business, environmental/community organizations, local governments/public agencies, and water purveyors. Each interest group is represented by five individuals who participate in the collaborative process known as the CSCGF.

5 WATER SUPPLY ASSESSMENT FOR THE RIO DEL ORO SPECIFIC PLAN PROJECT

5.1 INTRODUCTION

RESPONSIBILITIES OF THE LEAD AGENCY AND PUBLIC WATER SYSTEM

The City of Rancho Cordova is the CEQA lead agency responsible for evaluating the environmental impacts of the proposed project in compliance with CEQA, certifying the EIR, approving the project, and issuing the associated City entitlements.

The City has identified SCWA as the responsible water purveyor for the proposed project and has requested that SCWA prepare a WSA that must do the following:

- Determine the sufficiency of its water supply to meet the project demand under normal, single dry, and multiple dry years.
- Identify existing water supply entitlements and water rights for the proposed project and quantify water received in prior years pursuant to these existing entitlements and rights.
- Describe the groundwater basin from which the proposed project will be supplied, if applicable. The description must include information regarding any overdraft occurring in the basin. The amount and location of groundwater pumped by SWCA must be quantified, based on reasonably available information.
- Describe and analyze the amount and location of groundwater projected to be pumped by SWCA from a basin from which the project will be supplied. The assessment must include an analysis of the sufficiency of groundwater from the basin to meet the projected water demand associated with the proposed project.
- Provide information related to capital outlay programs for financing delivery of water supply.
- Provide information on federal, state, and local permits for construction of necessary infrastructure and regulatory requirements associated with delivery of the water supply.

If water supplies are insufficient, SCWA shall provide its plans for acquiring additional water supplies and the measures being taken to acquire and develop those water supplies. Information to be provided shall include costs; methods of financing; required permits, approvals, and entitlements; estimated time frame of development; and any environmental documents prepared for the acquisition of those supplies.

REQUIREMENTS OF THE WATER SUPPLY ASSESSMENT

SB 610, as codified in California Water Code Sections 10910–10915, requires that a WSA for a project include:

- a description and quantification of the existing and planned water sources;
- a description of the reliability and vulnerability of the water supply to seasonal or climatic shortages in the average (i.e., normal) water year, single dry water year, and multiple dry water year during a 20-year projection period;
- contingency plans, including demand management and potential for conjunctive use;
- a description of current and projected water demand; and

- a description of all water supply projects and water supply programs that may be undertaken by SCWA to meet the total projected water use.

In addition, because SCWA uses groundwater as one of its supply sources, the WSA should include:

- a description of any groundwater basin (or basins) from which SWCA pumps groundwater;
- information that characterizes the condition of the groundwater basin and a description of the measures currently being taken by SWCA to minimize any potential for overdraft;
- a detailed description and analysis of the amount and location of groundwater pumped by SWCA for the past 5 years from any groundwater basin from which the proposed project would be supplied; and
- an analysis of the location, amount, and sufficiency of the groundwater from the basin or basins from which the proposed project would be supplied to meet the projected water demand associated with the proposed project.

The following analysis presents the WSA for the proposed project in compliance with the requirements of SB 610.

5.2 COMPLIANCE WITH PROVISIONS OF THE WATER CODE

DETERMINE WHETHER PROJECT IS SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT [WATER CODE SECTION 10910(A)]

The City has determined that the proposed project is subject to CEQA, and that it is considered a "project" as defined by Water Code Section 10912(a) because it would result in the construction of more than 500 dwelling units, shopping centers occupying more than 500,000 square feet of floor space, commercial office buildings occupying more than 250,000 square feet of floor space, and an industrial park occupying more than 40 acres of land (refer to Exhibit 1 and Table 1). All criteria for projects requiring a WSA apply to the proposed project.

IDENTIFY THE PUBLIC WATER SYSTEM THAT WILL SUPPLY WATER FOR THE PROJECT [WATER CODE SECTION 10910(B)]

The City has identified SCWA as the responsible public water provider for the proposed project.

IS THERE AN ADOPTED URBAN WATER MANAGEMENT PLAN? [WATER CODE SECTION 10910(C)]

As described above, the 2005 Zone 41 UWMP was adopted by the SCWA Board of Directors on December 6, 2005. This WSA relies on information presented in the 2005 UWMP as well as information from the SCWA 2005 Zone 40 WSMP.

IS THE PROJECTED WATER DEMAND ASSOCIATED WITH THE PROPOSED PROJECT ACCOUNTED FOR IN THE MOST RECENTLY ADOPTED URBAN WATER MANAGEMENT PLAN? [WATER CODE SECTION 10910(C)]

The most recently adopted UWMP (SCWA 2005b) accounts for long-term water supplies to meet the projected water demand associated with the proposed project. The water supply infrastructure for the proposed project would be met by the Vineyard WTP (1,500 afy) and the RWSP (7,388 afy) once the necessary facilities are constructed (estimated to be constructed by 2010). Until these projects are constructed, SCWA would not be able to supply water to the proposed project.

IDENTIFY EXISTING WATER SUPPLIES FOR THE PROJECT [WATER CODE SECTION 10910(D)]

A. Water Code Section 10910(d)(1) Requires Identification of Existing Water Supply Entitlements, Water Rights, or Water Service Contracts Relevant to the Rio del Oro Project and a Description of the Quantities of Water Obtained by SCWA Pursuant to These Water Supply Entitlements, Water Rights, or Water Service Contracts in Previous Years.

SCWA, through its conjunctive-use water supply system, would provide wholesale water to the proposed project. The water supplies for the proposed project have been included and addressed in existing SCWA comprehensive water supply planning and agreements, specifically:

- 2005 Zone 41 UWMP (SCWA, December 2005);
- *Sacramento County Water Agency Zone 40 Water Supply Master Plan* (SCWA, February 2005);
- *Agreement Between Sacramento County, The Sacramento County Water Agency, and Aerojet General Corporation with Respect to Groundwater and Related Issues within the Eastern Portion of Sacramento County* (August 27, 2003); and
- *Agreement Between Sacramento County, The Sacramento County Water Agency, and McDonnell Douglas Corporation with Respect to Groundwater and Related Issues within the Eastern Portion of Sacramento County* (August 29, 2003).

Water demand for the proposed project would be met through SCWA's conjunctive-use water supply plan that would use surface, groundwater, and remediated water. Table 4 provides a summary of the available water supplies that could be used to serve the project once the necessary infrastructure facilities are constructed.

It should be noted that until the SCWA facilities are constructed, SCWA would not be able to deliver water to the project site. Approximately 1,500 afy of water would also be available in 2010 if the Vineyard WTP is constructed, and the remaining water would also be available in 2010 if the RWSP is complete. The analysis that follows in this document evaluates whether SCWA could meet the project's water demand in addition to demand associated with SCWA's existing and projected future customers over a 20-year planning period.

These supplies are described in greater detail below.

Table 4
Water Supplies for the SCWA 2030 Study Area and Rio del Oro Specific Plan Project

Component of Water Supply	Average Annual Supply (afy)
SCWA Supplies Identified in Zone 40 WSMP and 2005 UWMP	
► Surface Supplies identified in Zone 40 WSMP	68,637
► Zone 40 Recycled Water	4,400
► Groundwater Identified in Zone 40 WSMP	40,900
► Zone 40 Remediated Water through GenCorp and McDonnell Douglas Agreement for Rio del Oro	7,388
Total SCWA Supplies	**121,325**

Note: afy = acre-feet per year; SCWA = Sacramento County Water Agency; UWMP = Urban Water Management Plan; WSMP = Water Supply Master Plan;
Source: Data compiled by EDAW in 2006

SCWA Zone 40 Surface Water Supplies

SCWA surface water supplies come from the American and Sacramento Rivers. The components of the surface water supply in Zone 40 are described below and shown in Table 5. The Zone 40 WSMP has planned for and would provide for the delivery of surface water and groundwater as part of a comprehensive program to maintain a long-term groundwater balance within the Central Basin. SCWA's total estimated long-term average annual surface water supply (existing entitlements and proposed future entitlements) is 68,637 af (SCWA 2005a). Some entitlement volumes are undetermined at this time because the water right applications for these entitlements are pending before the State Water Resources Control Board (SWRCB). It is reasonably expected that SCWA will be able to obtain permits to appropriate water from the American and Sacramento Rivers; these entitlement volumes are presented in Table 5. Further, consistent with Water Code Section 10911 et seq., the analysis presented below identifies those supplies for which entitlements have not been secured, but are planned to be and reasonably could be secured by SCWA in the near future (i.e., 5–10 years) and presents the associated steps (permits, approvals, timing, and funding) required to deliver these supplies to Zone 40.

Table 5
Surface Water Supplies for SCWA Zone 40

Component		Water Source	Existing Proposed Future Supply	Entitlement Amount (afy)	Estimated Long Term Average Supply (afy)	Reliability
Appropriative Water Supplies		American and Sacramento Rivers	Proposed	Undetermined	14,586	Low
CVP Supplies	SMUD 1 Assignment	American River	Existing	15,000	13,000	Moderate
	SMUD 2 Assignment	American River	Existing	15,000	13,000	Moderate
	"Fazio" Water (PL 101-514)	American River	Existing	15,000	13,551	Moderate
Other Water	Other Transfer Water Supplies	American and Sacramento Rivers	Proposed	Undetermined	5,200	Variable (Moderate to High)
	Wholesale Water Agreement(s) within the city of Sacramento to serve portion of Zone 40 in the City of Sacramento's American River POU	American River	Existing	9,300	9,300	High
				Total Surface Water	**68,637**	

Note: afy = acre-feet per year; CVP = Central Valley Project; PL = Public Law; POU = Place of Use; SCWA = Sacramento County Water Agency; SMUD = Sacramento Municipal Utility District
Source: SCWA 2005a

Appropriative Water Supplies (Potential Future Supplies)

SCWA has submitted an application to the SWRCB for the appropriation of water from the American and Sacramento Rivers (the County Board of Supervisors authorized submittal of this application on May 30, 1995). This water is considered "intermittent water" that typically would be available during the winter months of normal or wet years (e.g., years when rainfall and hence water supply are greater than average). This water could be used to meet system demand, and possibly for future groundwater recharge through recharge percolating groundwater basins or direct injection of surface water into the aquifer.

This water is an anticipated future water supply (Water Code Section 10911[a]) that SCWA is currently pursuing as part of its overall Zone 40 WSMP. The use and delivery of this water was evaluated in the Zone 40 WSMP EIR that was certified in February 2005 (SCWA 2003a). Similar to other existing and future water supplies contemplated in the Zone 40 WSMP, this water supply would likely be available within 5–10 years and would be an element of SCWA's overall conjunctive-use water supply system. SCWA is pursuing entitlements for this water supply source from the SWRCB. Because infrastructure associated with the Freeport Regional Water Project and Central Water Treatment Plant would be used to deliver surface water, no additional approvals are necessary beyond those that were or will be required for these projects.

Central Valley Project Supplies (Existing Secured Supplies)

SMUD 1 Assignment

Under the terms of a three-party agreement (SCWA, SMUD, and the City of Sacramento), and in accordance with SMUD's Purveyor Specific Agreement (PSA), the City of Sacramento provides surface water to SMUD for use at two of SMUD's cogeneration facilities. (Because the cogeneration facilities are located within the City of Sacramento's American River Place of Use [POU], authorization for this CVP water assignment by Reclamation is not required.) SMUD, in turn, has assigned 15,000 afy of its CVP contract water to SCWA for municipal and industrial use. This CVP contract assignment is complete.

SMUD 2 Assignment

SMUD's PSA directs SMUD to assign a second 15,000 afy of surface water to SCWA for municipal and industrial uses and for SCWA to construct groundwater facilities necessary to provide water to meet SMUD's dry-year water shortage demand of up to 10,000 afy at its cogeneration facility. This CVP contract assignment is complete. SCWA and SMUD are continuing to negotiate the timing and exact amount of the dry-year shortage deliveries. Delivery of the dry-year shortage water supplies would be through the construction of additional groundwater facilities that would discharge into the Folsom South Canal.

Central Valley Project Water (Public Law 101-514—"Fazio Water")

In April 1999, SCWA obtained a CVP water service contract pursuant to Public Law 101-514 (referred to as "Fazio water") that provides a permanent water supply of 22,000 afy, with 15,000 afy allocated to SCWA and 7,000 afy allocated to the City of Folsom.

Other Surface Water Supplies (Potential Future Supplies)

SCWA would pursue purchase and transfer agreements with other entities that currently hold surface-water rights in the north Sacramento River basin. Estimated long-term average annual use of these water supplies would be approximately 5,200 af. This water would be purchased only in dry and critically dry years.

SCWA and the City of Sacramento are currently negotiating an agreement whereby Sacramento will sell surface water to SCWA for use in the portion of the 2030 Study Area that lies within the American River POU for the City of Sacramento. The estimated long-term average annual volume of water that could be used within this American River POU would be approximately 9,300 af. The American River POU for the City of Sacramento is identified in Exhibit 5.

This water represents anticipated future water supplies (Water Code Section 10911[a]) that SCWA is currently pursuing as part of its overall Zone 40 WSMP. The use and delivery of this water was evaluated in the Zone 40 WSMP EIR that was certified in February 2005 (SCWA 2003a) and was also addressed in the WFA EIR (Sacramento City-County Office of Metropolitan Water Planning 1999).

Recycled-Water Component (Existing Supplies)

Recycled water is currently used in Zone 40. Recycled water is tertiary treated "recycled" wastewater that is used for nonpotable uses such as landscape irrigation at parks, schools, and rights-of-way. Approximately 4,400 afy of recycled water is used to offset demand for parks and for other nonpotable uses within Zone 40 (Table 4).

Dry-Year Surface Water Supplies

Water demand for the proposed project would be met through the conjunctive use of surface water, groundwater, and remediated water supplies identified in the Zone 40 WSMP. In wet and normal water years, SCWA would divert surface water from the American and Sacramento Rivers consistent with the entitlement contracts described above. The underlying groundwater basin would be replenished in wet years as a result of this reliance on surface water. In dry water years, SCWA's surface water could be reduced based on recommended dry-year cutback volumes outlined in the WFA. The dry-year cutback volumes are those volumes that purveyors have agreed to not divert from the American River during dry years. During dry years SCWA would increase groundwater pumping so that it could continue to meet customers' water demand, and it would implement a water-shortage contingency plan that would result in a water demand reduction of 28% (SCWA 2005b).

SCWA Zone 40 Groundwater Supplies

SCWA currently exercises and will continue to exercise its rights as a groundwater appropriator and will extract water from the groundwater basin underlying Zone 40 for the beneficial use of its customers. The WFA recommended a long-term average volume of groundwater that can be pumped from the Central Basin. As a signatory to the WFA, SCWA is committed to adhering to the long-term average sustainable yield of the Central Basin (i.e., 273,000 afy) recommended in the WFA. Total groundwater pumping (i.e., urban and agricultural pumping) within the Central Basin is approximately 248,500 afy, of which approximately 59,700 afy is pumped within Zone 40 (agricultural demand, 21,900 afy; urban demand, 37,800 afy) (SCWA 2005a). The remaining groundwater is pumped by the City of Sacramento, Elk Grove Water Service, Cal-Am, GSWC, and private and agricultural pumpers.

Projected future urban water delivered by SCWA within Zone 40 would be approximately 113,000 afy and would be met through a combination of surface water, groundwater, and recycled water supplies. Available surface water supplies would be maximized in wet years; groundwater supplies would be maximized in dry years through increased pumping at SCWA's groundwater facilities. With implementation of the Zone 40 WSMP, projected 2030 groundwater pumping volumes from the Central Basin would range from 235,000 afy to 253,000 afy for urban and agricultural demand (SCWA 2005a). Of that amount, it is projected that SCWA Zone 40 would pump an average of 40,900 afy to meet urban water demand within Zone 40 through 2030 (Table 6).

Remediated Groundwater

SCWA has the right to remediated groundwater supplies pursuant to the GenCorp and Boeing agreements. The agreements assign priority use (as identified below) of remediated groundwater to:

1. replace municipal groundwater supplies lost because of contamination;
2. provide a supply for new development on GenCorp property;
3. provide a supply for other new development in Zone 40; and
4. achieve environmental benefit.

Table 7 shows the estimated demand for each of the priority uses described above. Approximately 7,388 afy of the remediated groundwater that is allocated as water supply for new development on GenCorp property would be used for the proposed project.

Table 6 Existing and Projected Average Groundwater Supply in Zone 40			
Water Source	**Estimated Maximum Use (afy)**	**Estimated Long Term Average Use (afy)**	**Reliability**
Groundwater extracted from Central Basin pursuant to Zone 40 WSMP	69,900	40,900	High[1]

Note: afy = acre-feet per year; Central Basin = Central Area groundwater subbasin; SCWA = Sacramento County Water Agency; WSMP = Water Supply Master Plan

[1] The reliability of this water source is "high" because SCWA is a groundwater appropriator and existing and projected future pumping scenarios would not exceed the sustainable yield of the Central Basin.

Source: SCWA 2005a

Table 7 Priorities of Use of Remediated Groundwater Supplies			
Priority	**Use**	**Location**	**Amount (afy)**
1	Replacement of Municipal Groundwater Supplies	City of Rancho Cordova	15,000
2	Supply for New Development on GenCorp property	Rio del Oro project site and others	15,000
3	Supply for other New Development in Zone 40	To be determined	0
4	Environmental Benefits	Cosumnes River	5,000
Total			**35,000**

Note: afy = acre-feet per year

Source: Data compiled by EDAW in 2006

Dry-Year Groundwater Supplies

Within Zone 40, groundwater use would be variable and would depend on the hydrologic year, dry-year surface water deliveries to SMUD, and the variability in the availability of CVP and other surface water supplies. The Zone 40 WSMP estimated that 2030 maximum, minimum, and average groundwater demand would be 69,900 af; 27,300 af; and 40,900 af, respectively (Table 6 above).

B. Water Code Section 10910(d)(2)(A) Requires Information Related to Written Contracts or Other Proof of Entitlements to the Water Supplies Identified to Serve the Project.

As described above, SCWA is a groundwater appropriator, has existing surface water entitlements, and is pursuing appropriative and other surface water supplies as part of its Zone 40 WSMP. SCWA has entered into agreements with SMUD for CVP water and GenCorp and McDonnell Douglas Corporation/Boeing for remediated groundwater supplies. The agreements are listed below and are available for review at SCWA.

- *Agreement for Partial Assignment of Entitlement to CVP Water between the Sacramento Municipal Utility District and the Sacramento County Water Agency*
- *Agreement Between Sacramento County, the Sacramento County Water Agency, and Aerojet General Corporation with Respect to Groundwater and Related Issues within the Eastern Portion of Sacramento County,* August 27, 2005

- *Agreement Between Sacramento County, the Sacramento County Water Agency, and McDonnell Douglas Corporation with Respect to Groundwater and Related Issues within the Eastern Portion of Sacramento County,* August 27, 2005

C. Water Code Section 10910(d)(2)(B) Requires Information Related to Copies of the Capital Outlay Program for Financing the Delivery of the Identified Water Supply.

Section 7 of the Zone 40 WSMP and the Feasibility Report for 2003 Sacramento County Water Financing Authority Revenue Bonds (*Feasibility Report for 2003 Sacramento County Water Financing Authority Revenue Bonds [SCWA Zone 40 and Zone 41 Water System Projects]—May 2003*) (SCWA 2003b) evaluate the total cost and fee requirements to implement the Zone 40 conjunctive use program, incorporating all future Zone 40 expenditures for the major surface-water treatment plants, groundwater treatment plants, and major transmission mains. The Zone 40 Development Fee and User Fee Program, implemented through SCWA Ordinance 18 and Title 3 of the SCWA Code, respectively, are both currently in place and will continue to collect revenues to finance all aspects of the Zone 40 conjunctive use program. Both fee programs are evaluated annually and adjusted as needed to accommodate modifications of the service area, water demand, capital projects, and required debt financing. Partial financing for the remediated water project is identified in the GenCorp and McDonnell Douglas Corporation/Boeing agreements, which are discussed in more detail above. Additional financing plans will be developed as part of the proposed project for the construction of the smaller distribution facilities required to deliver the identified surface water and groundwater supplies. Fee increases were approved by SCWA to fund a comprehensive Capital Improvements Program (CIP). The CIP includes facilities associated with the conveyance and treatment of surface water, groundwater facilities to provide redundant supply during dry-year shortages in surface water, and facilities required for recycled water. Copies of the CIP are available for review at SCWA.

D. Water Code Section 10910(d)(2)(C) Requires Information Related to Federal, State, and Local Permits for Construction of Infrastructure Necessary for Delivering the Water Supply.

As described above, SCWA has secured water supplies (groundwater, SMUD entitlements, and remediated groundwater supplies) and is in process of securing water supplies (appropriative and other supplies) to meet existing and future water demand within Zone 40 over a 20-year period. The use and delivery of all of these supplies and necessary infrastructure was evaluated in the Zone 40 WSMP EIR that was certified in February 2005 (SCWA 2005a). SCWA is proceeding with the design and construction of the Vineyard WTP and all necessary conveyance infrastructure to deliver those water supplies. Individual infrastructure projects proposed as elements of the Zone 40 WSMP will require separate approvals for project construction as well as permits from local and state regulatory agencies. The types of approvals and permits for construction of the facilities and infrastructure necessary for delivery of the water supplies that may be required are described in Table 8.

E. Water Code Section 10910(d)(2)(D) Requires Information Related to any Regulatory Approvals Required for Delivery of the Water Supply.

As described above, all approvals for use of SCWA's existing and proposed future supplies (except for the RWSP) have been secured through the adoption of the Zone 40 WSMP. The delivery of remediated water made available through the RWSP will require approvals and permitting. The approvals from local and state regulatory agencies that may be required for delivery of the water supplies made available through the RWSP are described in Table 8.

Table 8 Permits and Authorizations that May Be Required for Water Supply Delivery Infrastructure		
Federal	**State**	**Local**
U.S. Army Corps of Engineers—Section 404 of the Clean Water Act Permit	California Department of Fish and Game—Streambed Alteration Agreement	County of Sacramento Department of Health Services—Review and approval
U.S. Fish and Wildlife Service—Endangered Species Act Consultation	Central Valley Regional Water Quality Control Board—Section 401 Water Quality Certification, National Pollutant Discharge Elimination System Construction Stormwater Permit	Encroachment Permits
U.S. Bureau of Reclamation—Review and approval	Sacramento Metropolitan Air Quality Management District—Authority to Construct	
Source: Data compiled by EDAW in 2006		

IDENTIFY PARTIES DEPENDENT ON PROPOSED SUPPLY [WATER CODE SECTION 10910(E)]

The intent of this section is to identify any conflicts that may arise from the initial exercise of a water supply entitlement, water right, or water service contract to serve a proposed project.

The proposed project would be served by SCWA through its implementation of the Zone 40 WSMP and the RWSP. SCWA's surface water and groundwater supplies, as identified above, include CVP water, intermittent and other surface water supplies, groundwater, and recycled water.

Other groundwater pumpers in the Central Basin that could be affected by SCWA's groundwater pumping are the City of Sacramento, Elk Grove Water Service, City of Folsom, GSWC, Cal-Am, and private and agricultural pumpers, among others.

SCWA also has the right to remediated groundwater supplies pursuant to the GenCorp and McDonnell Douglas Corporation/Boeing agreements with SCWA.

DOES THE SUPPLY INCLUDE GROUNDWATER AS A SOURCE? [WATER CODE SECTION 10910(F)]

A portion of the water demand from the proposed project would be met with groundwater. Consequently, Section 10910(f) requires the following additional information.

Water Code Section 10910(f)(1) Requires a Review of Groundwater Data Contained in the UWMP.

The 2005 UWMP presents information about the groundwater basins from which Zone 41 pumps. This WSA focuses only on information presented in the UWMP regarding the Central Basin, which is the groundwater basin underlying Zone 40. The UWMP characterizes the basin, describes GMPs that have been prepared for the region, and lists historical and projected SCWA groundwater pumping amounts within the Zone 40 region.

Water Code Section 10910(f)(2) Requires a Description of the Groundwater Basin and the Efforts Being Taken to Prevent Long-Term Overdraft.

The Sacramento County groundwater system is part of the larger Sacramento Valley groundwater basin. Within Sacramento County three separate groundwater subbasins have been identified: North Area (the area north of the

American River), Central Area (roughly the area between the American River and the Cosumnes River where Zone 40 is located), and South Area (generally the area south of the Cosumnes River) (Exhibit 6).

Central Basin

The Central Area groundwater subbasin (i.e., the Central Basin) corresponds to the South American Sub-Basin (DWR Basin Number 5-21.65) and is located between the American River and the Cosumnes River. Zone 40 is located within the Central Basin.

Groundwater in the Central Basin is classified as occurring in a shallow aquifer zone or in an underlying deeper aquifer zone. Within Zone 40, the shallow aquifer extends to approximately 200–300 feet below the ground surface; in general, the water quality in this zone is considered to be good except for the occurrence of low levels of arsenic in some locations. The shallow aquifer is typically used for private domestic wells and requires no treatment unless naturally occurring arsenic is encountered.

The deep aquifer is semiconfined by and separated from the shallow aquifer by a discontinuous clay layer. The base of the deep aquifer averages approximately 1,400 feet below the ground surface. Water at the base of the deep aquifer has higher concentrations of total dissolved solids. Iron and manganese typically found in the deep aquifer are at levels requiring treatment. Groundwater used in Zone 40 is supplied from both the shallow and deeper aquifer systems.

Recharge to the aquifer system occurs along river and stream channels where extensive sand and gravel deposits exist, particularly along the American, Cosumnes, and Sacramento River channels. Additional recharge occurs along the eastern boundary of Sacramento County at the transition point from the consolidated rocks of the Sierra Nevada.

The WFA recommended a long-term average volume of groundwater that can be pumped from the Central Basin. The negotiated sustainable yield for the Central Basin is 273,000 af. As a signatory to the WFA, SCWA is committed to operating within the sustainable yield of the Central Basin recommended in the WFA.

The CSCGF has developed a GMP, the *Central Sacramento County Groundwater Management Plan* (CSCGMP) (CSCGMP Task Force 2006), to assist overlying water providers in maintaining a safe, sustainable, and high-quality groundwater resource. The CSGGMP is intended to adapt to changing conditions within the groundwater basin and to be updated and refined to reflect progress made in achieving the CSGCMP's objectives. Exhibit 7 shows water purveyors within the Central Basin.

Water Code Section 10910(f)(3) Requires a Description of the Volume and Geographic Distribution of Groundwater Extractions from the Basin for the Last 5 Years.

Historical groundwater extractions by SCWA in the Central Basin and pumping locations are summarized below in Table 9 and Exhibit 8, respectively. Groundwater level trends for the Central Basin can be seen in Exhibit 8. The hydrographs for these wells show groundwater levels generally varying between 40 feet above (+40) and 40 feet below (-40) mean sea level (msl) (CSCGMP Task Force 2006).

Table 9
Historical Groundwater Extractions by SCWA in the Central Basin (afy)

Basin	2000	2001	2002	2003	2004
Central Basin					
Zone 40	20,022	22,306	22,949	22,745	25,790

Note: afy = acre-feet per year; SCWA = Sacramento County Water Agency
Source: SCWA 2005b

Water Code Section 10910(f)(4) Requires a Description and Analysis of the Amount and Location of Groundwater that is Projected to be Pumped by the Public Water System, or the City or County from the Basin from which the Proposed Project will be Supplied. The Description and Analysis Shall be Based on Historical Data and Include a Description of the Projected Volume and Geographic Distribution of Groundwater Extractions from the Basin.

The hydrologic effects of implementing the 2005 Zone 40 WSMP were analyzed using the Sacramento County Integrated Groundwater Surface Water Model (Sacramento County IGSM) (WRIME 2003). The IGSM was originally developed in the early 1990s to analyze the impacts of different water supply planning scenarios on the groundwater resources of Sacramento County. Based on its theoretical foundation, past applications, and sensitivity testing, the IGSM model was determined by SCWA to be the appropriate tool for assessing the impacts of the Zone 40 WSMP. The IGSM model runs performed to analyze the effects of the Zone 40 WSMP evaluated the 2030 Study Area as well as surrounding areas to assess the overall impacts on the groundwater basin under existing conditions as well as 2030 conditions for different combinations of surface water and groundwater use. The IGSM model evaluated two basic scenarios: the 2000 Baseline Condition and 2030 Condition.

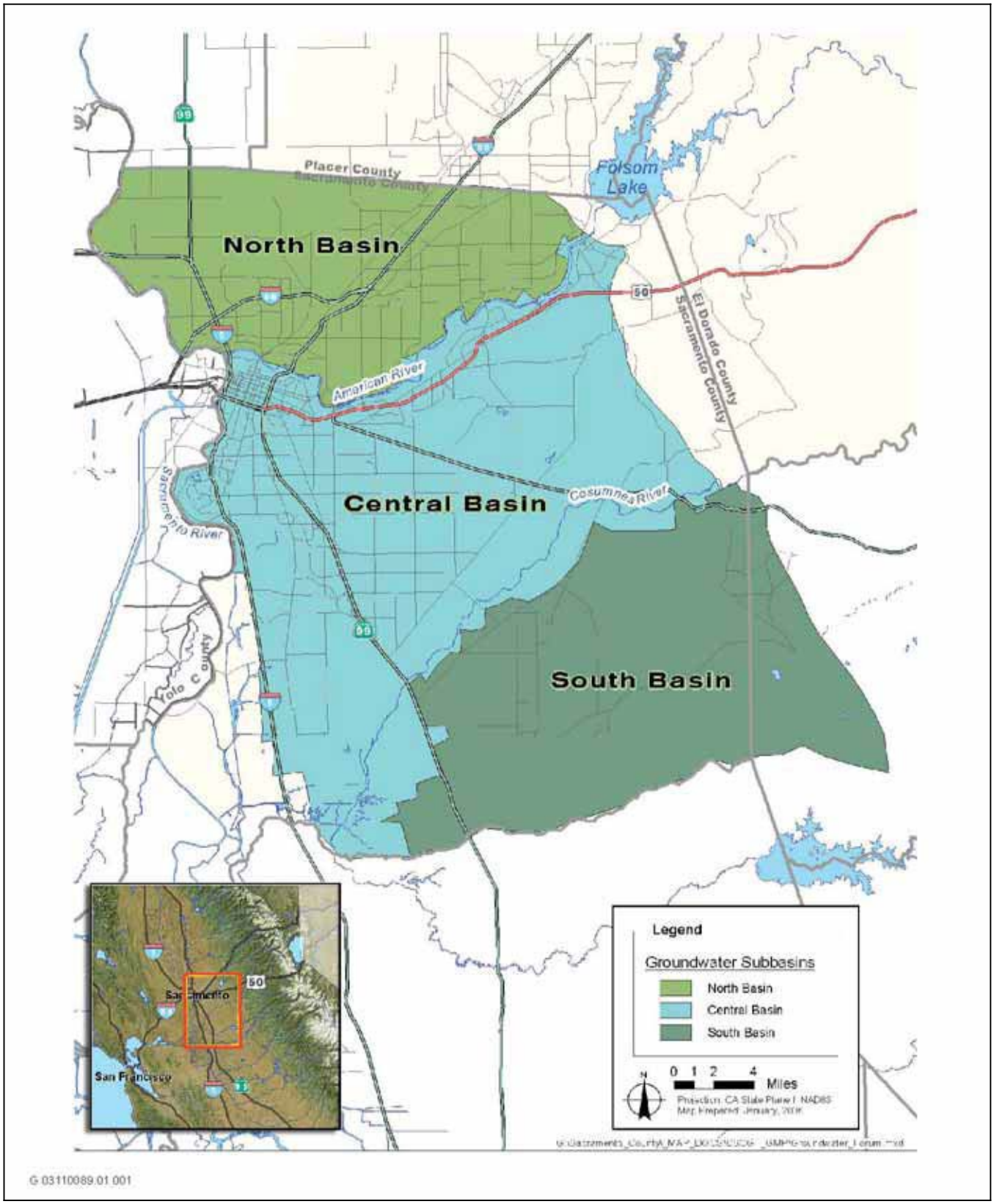
The 2000 Baseline Condition represents the long-term effect of water demand and supply conditions at the 2000 level of development, held constant over a 74-year period of historical hydrology.

The 2030 Condition represents the long-term effects of the 2030 level of development over the 74-year period of historical hydrology. The condition assumes development of approved specific plans and associated reductions in agricultural acreage and water demand in Zone 40 and increases in surface water supplies to satisfy the increased urban demand. Groundwater pumping would still be used to supplement water supplies for urban areas and to meet agricultural demand.

The model runs for the 2030 Condition were conducted to illustrate potential effects related to (1) groundwater pumping locations (pumping within the subarea of use, pumping concentrated in the northern portion of Zone 40, pumping concentrated in the southern portion of Zone 30, and a uniform pumping scenario); (2) variable volumes of reuse of remediated groundwater; (3) increases in surface water from availability of appropriative water; and (3) enhancement of Cosumnes River flows.

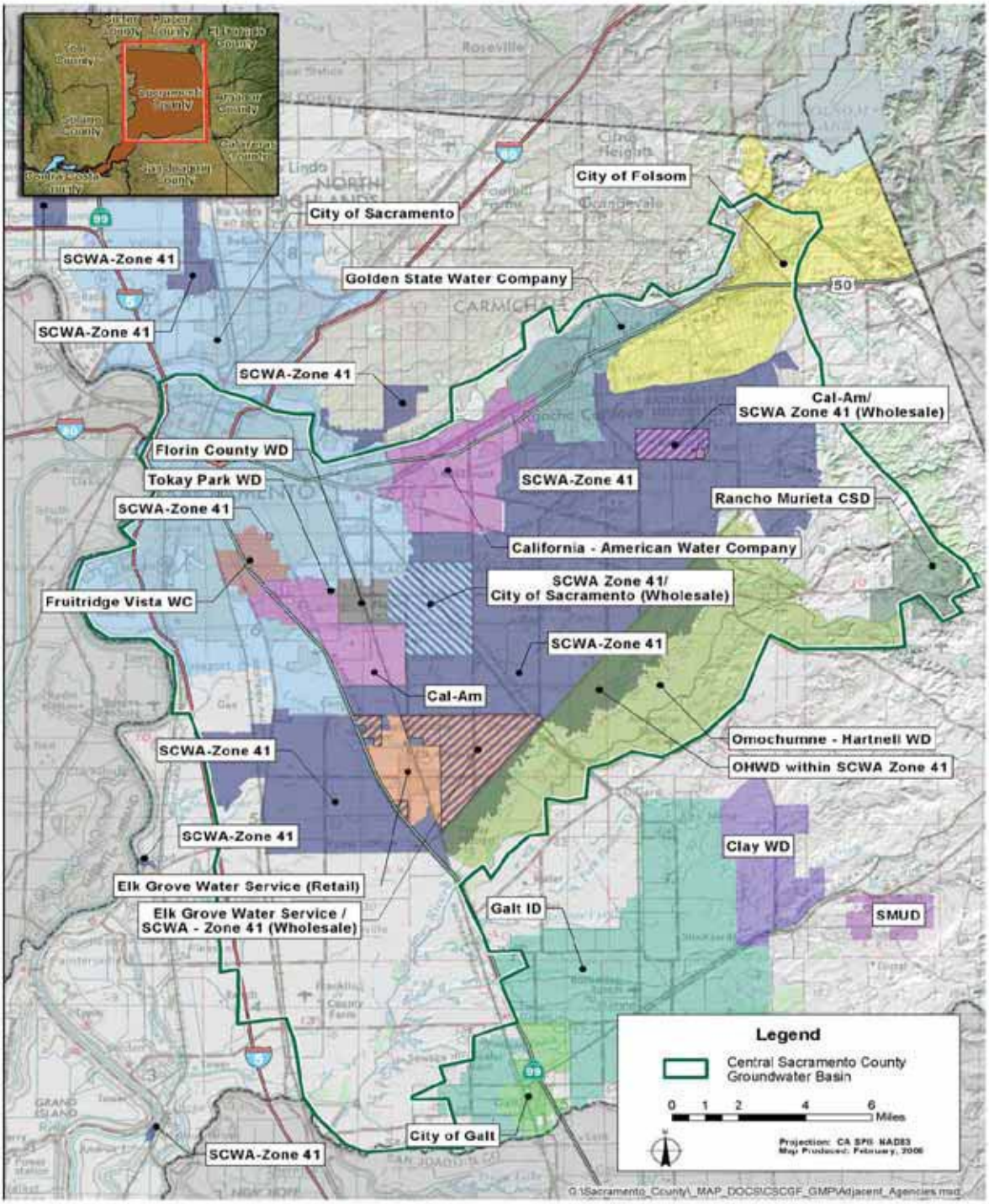
The modeling evaluated projected groundwater pumping by SCWA as well as all water users, including those for agriculture within the groundwater basin. Exhibit 9 shows the geographical distribution of groundwater pumping areas within the Central Basin assumed for the IGSM model. Exhibit 8 shows the geographical distribution of both SCWA wells and DWR/U.S. Geological Survey wells within the Central Basin and Zone 40.

The results of the groundwater model indicate that in 2030, approximately 74,000 afy of groundwater is expected to be pumped by SCWA and private urban and agricultural water users for use in the Zone 40 2030 Study Area. This volume, combined with other pumping in the Central Basin (including pumping for groundwater remediation), would be below the WFA sustainable-yield recommendation of 273,000 afy for all modeled scenarios except the scenario in which no reuse of remediated groundwater is assumed. The agreement between the County, SCWA, and Aerojet/McDonnell Douglas Corporation/Boeing suggests that reuse of the water would occur. Stabilized groundwater elevations at the Central Basin cone of depression under the modeled scenarios would range from approximately -50 feet msl to -84 feet msl, which are all substantially higher than the WFA projected level of -116 to -130 feet msl. Because groundwater pumping associated with the Zone 40 WSMP would not cause sustainable-yield recommendations to be exceeded except under an unlikely cumulative scenario, and groundwater levels at the Central Basin cone of depression are projected to be higher than those determined to be acceptable to the Water Forum, this was considered a less-than-significant environmental impact in the Zone 40 WSMP EIR (SCWA 2003a).



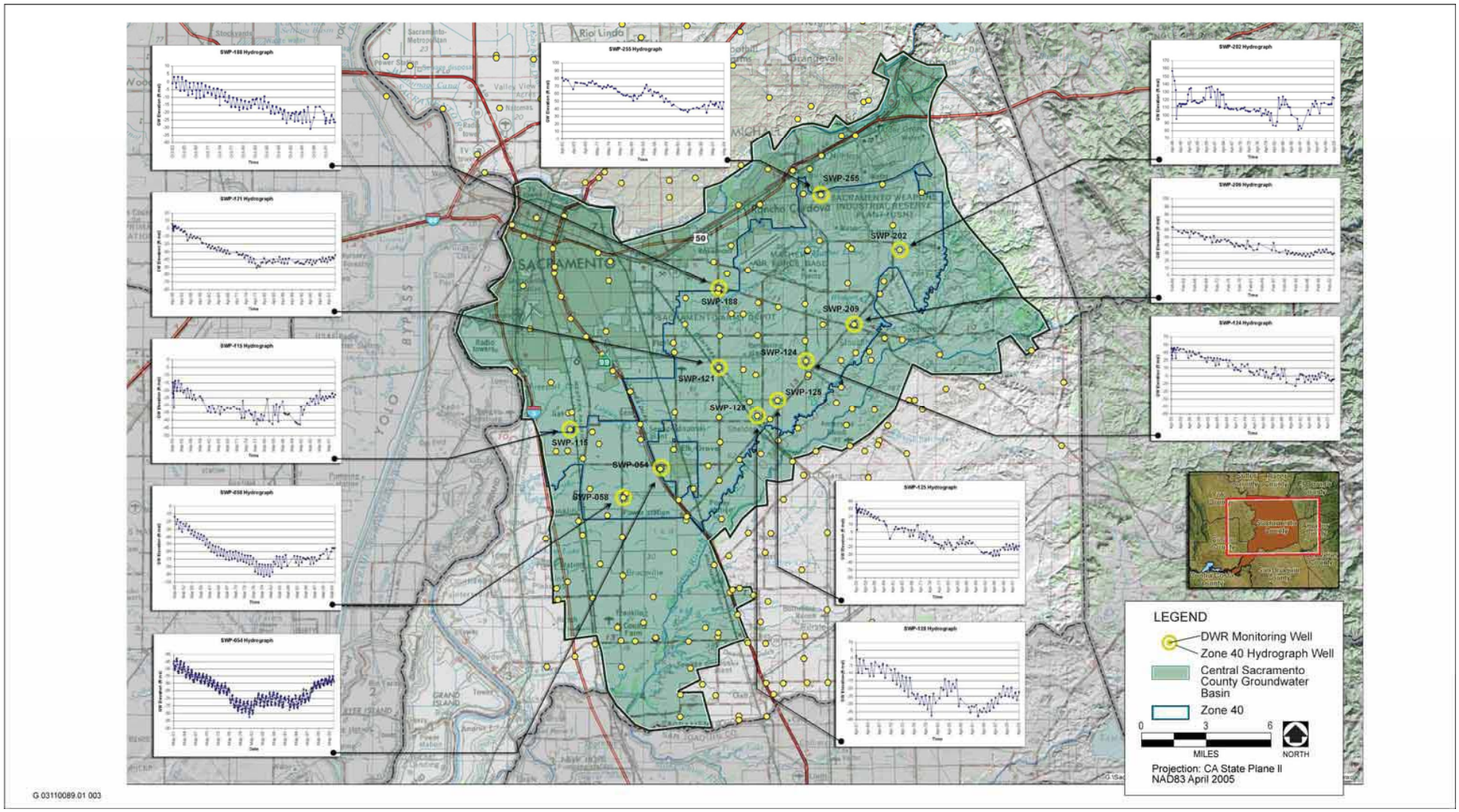
Source: CSCGMP Task Force 2006

Sacramento County Groundwater Basins **Exhibit 6**



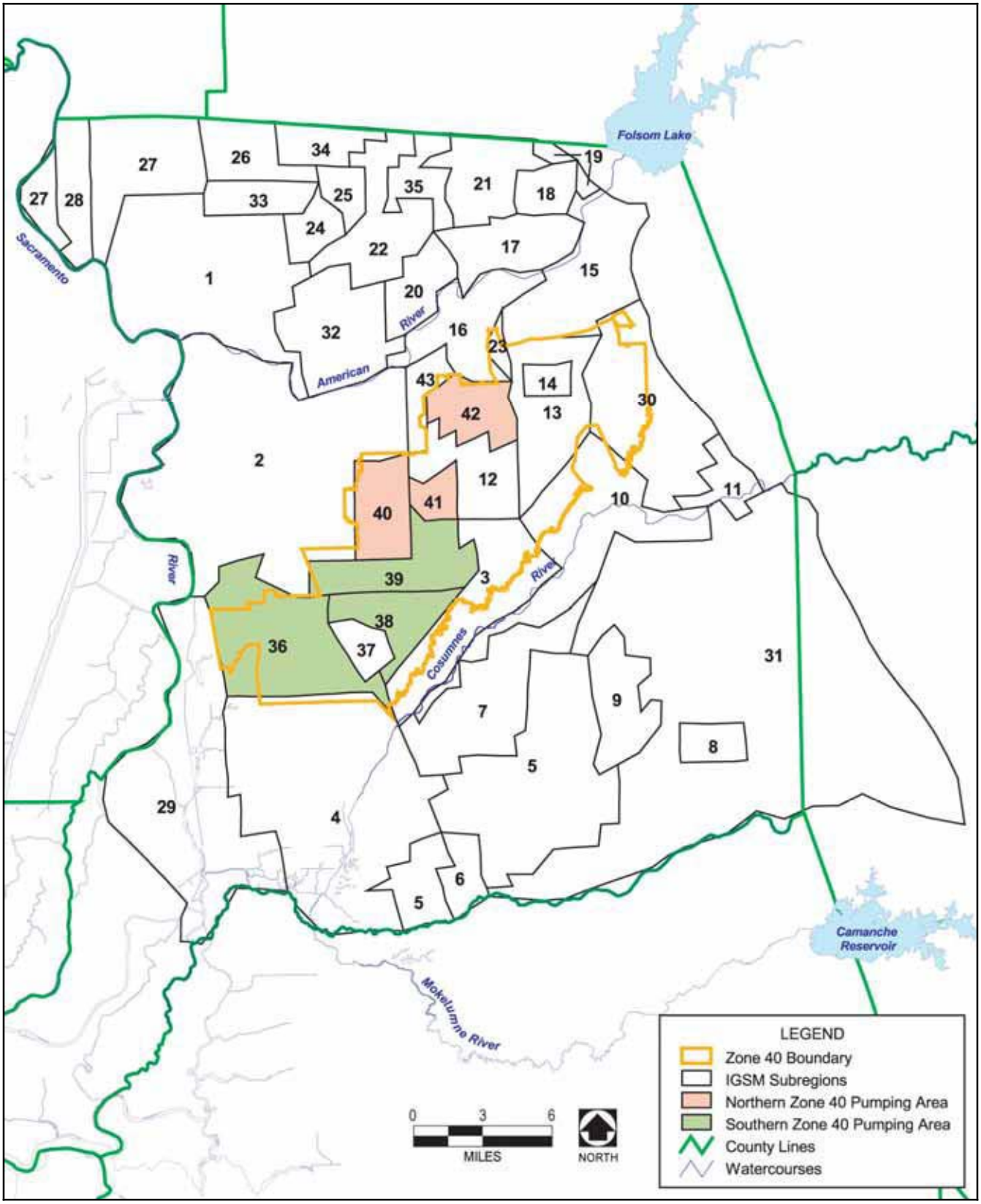
Source: CSCGMP Task Force 2006

Water Purveyors in the Central Basin **Exhibit 7**



Source: CSCGMP Task Force 2006

Zone 40 Pumping Locations and Groundwater Elevation Hydrographs **Exhibit 8**



Source: WRIME 2003, cited in SCWA 2003a. Note: Numbers represent subregions within the groundwater basin for the groundwater model.

SCWA Zone 40 Groundwater Pumping Areas **Exhibit 9**

5.3 SUPPLY RELIABILITY ANALYSIS

The proposed project would be served by SCWA Zone 40 through its conjunctive-use water supply system and the RWSP. SCWA has surface-water entitlements, is a groundwater appropriator, and has entered into an agreement to beneficially reuse remediated groundwater from the GenCorp and McDonnell Douglas Corporation/Boeing properties. The following discussion regarding supply reliability is from the Zone 41 UWMP (SCWA 2005b).

Table 10 lists available water supplies in Zone 40 during normal, single dry, and multiple dry years. This table reflects a conjunctive use pattern in Zone 40 where, in normal years, groundwater use averages 39,000 afy. In dry years, when surface water availability is limited, groundwater production increases to 70,000 afy to make up for the reduction in surface water. In all consecutive dry years, water demand management programs would be implemented to a higher degree (e.g., greater conservation, reduced outdoor use) to reduce the potential impacts from increased extraction of groundwater.

Table 10
SCWA Zone 40 Supply Reliability for 2030

Water Supply Sources	Normal Water Year	Single Dry Water Year	Multiple Dry Water Years			
			Year 1	Year 2	Year 3	Year 4
Zone 40 Surface Water	69,567	34,683	26,106	26,106	23,183	20,909
Zone 40 Groundwater	39,097	68,327	65,599	65,599	68,522	70,795
Zone 40 Recycled Water	4,400	4,400	4,400	4,400	4,400	4,400

Note: SCWA = Sacramento County Water Agency
Source: SCWA 2005b

COMPARISON OF AVAILABLE WATER SUPPLIES VERSUS DEMAND

SCWA compared projected water demand within Zone 40 to available water supplies over the 2005–2030 planning period, in 5-year increments, to determine whether water supplies were sufficient to meet demand within the SCWA service area in normal and dry years. The available surface water supplies are based on CALSIM II modeling performed for the 70-year hydrologic period (SCWA 2005b). Tables 11 and 12 present the comparison of available supplies to demand. It should be noted that because SCWA operates a conjunctive use program, water supplies will equal water demand in a given year. Groundwater pumping would equal the deficiency in water demand not met by surface water supplies.

Tables 11 and 12 show that SCWA has adequate water supplies to meet projected water demand in both normal and dry years with implementation of its conjunctive use program. The tables show that water demand is expected to increase by approximately 119% between 2010 and 2030. The two largest 5-year increases in water demand are expected to occur in 2010–2015 and 2015–2020.

SUPPLY RELIABILITY ASSESSMENT

Because of SCWA's extensive planning efforts in implementing the WFA, preparing the Zone 40 WSMP and Zone 41 2005 UWMP, and participating in the CSCGF, SCWA has demonstrated that it has planned for both sufficient water supplies and the infrastructure necessary to meet buildout water demand in its 2030 Study Area through 2030. This demand is estimated to be 113,064 afy, including a portion of the water demand associated with the proposed project. The reliability of these water supplies and the ability to meet projected demand in normal and dry years are shown in Tables 10, 11, and 12, respectively.

Table 11 Normal-Year Comparison of Water Supply and Demand (afy)					
Source	**2010**	**2015**	**2020**	**2025**	**2030**
Supply					
Zone 40 Surface Water	13,060	44,143	48,772	68,700	69,567
Zone 40 Groundwater	34,125	28,837	40,470	31,324	39,097
Zone 40 Recycled Water	4,400	4,400	4,400	4,400	4,400
Remediated Water for Rio del Oro	7,388	7,388	7,388	7,388	7,388
Total Supplies	**58,973**	**84,768**	**101,030**	**111,812**	**120,452**
Demand					
Zone 40 (Rio del Oro not included)	50,085	75,880	92,142	102,924	111,564
Rio del Oro	8,888	8,888	8,888	8,888	8,888
Total Demand	**58,973**	**84,768**	**101,030**	**111,812**	**120,452**
Difference (Supply minus Demand)	0	0	0	0	0
Percent Increase in Water Demand from prior years		50%	21%	12%	8%

Note: afy = acre-feet per year
Source: SCWA 2005b

Table 12 Dry-Year Comparison of Water Supply and Demand (afy)					
Source	**2010**	**2015**	**2020**	**2025**	**2030**
Supply					
Zone 40 Surface Water	243	26,411	29,441	38,606	34,683
Zone 40 Groundwater	44,362	42,700	55,120	56,197	68,327
Zone 40 Recycled Water	4,400	4,400	4,400	4,400	4,400
Remediated Water for Rio del Oro	7,388	7,388	7,388	7,388	7,388
Total Supply	**56,393**	**80,899**	**96,349**	**106,591**	**114,798**
Demand					
Zone 40 (Rio del Oro not included)	47,505	72,011	87,461	97,703	105,910
Rio del Oro	8,888	8,888	8,888	8,888	8,888
Total Demand	**56,393**	**80,899**	**96,349**	**106,591**	**114,798**
Difference (Supply minus Demand)	0	0	0	0	0
Percent Increase in Water Demand from prior years		50%	21%	12%	8%

Notes: afy = acre-feet per year. In dry years, potable drinking water demand is reduced (SCWA 2005b).
Source: SCWA 2005b

SCWA is pursuing a water right permit from the SWRCB to obtain an appropriative water right to divert surface water from the American River (a future source relied upon for preparation of this WSA). Without this water supply source, SCWA may not be able to meet its projected water demand through 2030.

It is important to note that the availability of the water supplies to meet the demand of the proposed project is dependent upon completion of the necessary facilities required to deliver the water supplies, including:

- completion of the initial phase of the Vineyard WTP (2010), which would deliver up to 1,500 afy for the proposed project; and
- completion of the RWSP (estimated to be complete by 2010), which would make available the supply needed to meet the remaining water demand for proposed project (7,388 afy).

SCWA would not be able to deliver water supplies to the proposed project until the facilities are in place for the above listed projects. Elliott Homes, one of the applicants for the proposed project, has indicated that it would like to begin construction of Phase 1 of the project (up to 1,500 homes) before SCWA completes the Vineyard WTP (and associated conveyance facilities) and the RWSP.

The permanent long-term water supply identified in this document cannot be delivered to the proposed project until the Vineyard WTP, RWSP, and other facilities described above have been approved and constructed (currently estimated at 2011). If a temporary supply of water from another source could be secured until the completion of these water projects, some initial development of the Rio del Oro project could occur. This short-term "gap" water supply is currently conceptual and has not been fully developed in order to evaluate in detail whether it can be determined to be a reliable source of water. Ultimately, the gap water supply (if approved and utilized before the RWSP comes online) will be replaced with the RWSP. Until further technical study is conducted, SCWA is not in a position to make an evaluation as to whether or not the gap water supply is a reliable long-term source of water. Notwithstanding the question as to the reliability of the gap water as a long-term water supply source, it is SCWA's continued intention to be the retail water purveyor for this development.

The project applicants have discussed the availability of a gap water supply with the nearby GSWC and have identified potential water supply options for providing gap water to Rio del Oro. These gap supplies, listed and qualified below, could support a portion of the initial phases of development of Rio del Oro until SCWA has constructed the facilities necessary to deliver permanent water supplies to the project site.

- **Option A—Use of Existing GSWC Excess Capacity.** Existing GSWC water supply capacity that exceeds its current projected maximum-day system demand could be delivered to Rio del Oro.
- **Option B—Wellhead Treatment.** Existing GSWC wells that have been taken out of service as a result of groundwater contamination could be provided with wellhead treatment to remove contaminants. If these wells are then brought back online, the GSWC system could have excess capacity that could be delivered to Rio del Oro, as described in Option A.
- **Option C—GET J Water Blending.** GenCorp's groundwater extraction and treatment plant J (GET J) is located near GSWC's Coloma/Pyrites Water Treatment Plant and treats groundwater extracted from wells located north of U.S. Highway 50. If water treated at GET J is piped to the Coloma/Pyrites Water Treatment Plant and blended with other potable surface water supplies, the GSWC system could have excess capacity that could be delivered to Rio del Oro, as described in Option A.

Options B and C would require a change in current regulatory agency policy regarding sources of drinking water supply. Furthermore, any delivery of a gap water supply by GSWC—or any other party—for initial development at Rio del Oro will require an agreement with SCWA that must include a description of any capital improvements required to deliver the water, the source of funding for any such improvements, the price of gap water, and a commitment of the gap supply until such time as SCWA has constructed facilities required to deliver the reliable

permanent supply of water to the Rio del Oro project. Other existing agreements that address water supply in this area may need to be amended as a condition of a gap water agreement.

It should be noted that while SCWA has approved and started design of the Vineyard WTP and associated projects that will provide 1,500 afy for the Rio del Oro project site consistent with its 2030 Master Plan, the RWSP, which will provide the remaining 7,388 afy of water supplies for Rio del Oro, is currently in the environmental review stage. The current schedule calls for the SCWA board to take action on the certification of the RWSP EIR and approval of the project in late summer 2006; until all necessary approvals and permits for construction have been secured, the RWSP cannot be guaranteed as a reliable long-term supply of water for the Rio del Oro project. In the event that the RWSP is either delayed or not approved, SCWA would need to identify other sources of supply to meet the remaining demands (7,388 afy) of Rio del Oro.

Water Code Section 10911(a) Requires a Public Water System to Identify the Plans by which It Means to Acquire Additional Water Supplies in the Event It Concludes Its Water Supplies are or will be Insufficient.

As described above, SCWA has existing secured water supplies (e.g., CVP water, groundwater, and recycled water) and is currently pursuing entitlements for appropriative water supplies (i.e., future water supplies). The appropriative water supplies were considered and evaluated in the Zone 40 WSMP, and SCWA has adopted a financing plan for the facilities necessary to deliver these water supplies to its customers within its 2030 Study Area. SCWA anticipates that it would be able to secure these supplies within 5–10 years. As described above, approvals are required for the RWSP, and the EIR is currently being prepared. Certification of the EIR and project approval are anticipated to occur by late 2006. No new approvals for the use of the water identified in the WSMP are necessary; however, some approvals and permits may be required for the construction of the conveyance and treatment facilities necessary to deliver these water supplies to SCWA customers (see Table 8).

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APPENDIX E

RIO DEL ORO HABITAT ASSESSMENT

Rio del Oro

Habitat Assessment

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February 16, 2005

EDAW

Rio Del Oro

Habitat Assessment

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February 16, 2005

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INTRODUCTION

This habitat assessment was prepared to serve the following purposes:

- Assess baseline conditions for upland habitats at the project site;
- Prepare a habitat map encompassing the entire project site;
- Supplement biological resources data collected during wetland delineation and focused special-status species surveys at the site;
- Serve as the basis for determining potential impacts to biological resources resulting from implementation and construction of the development under the proposed Rio del Oro Specific Plan;
- Determine habitat value provided by different plant communities present on-site;
- Support California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) analysis of the proposed project;
- Document common and sensitive biological communities on-site in sufficient detail to allow for a determination of habitat quality throughout the site to aid in the development of a "low density alternative" (i.e., wetland and biological habitat minimization and avoidance) to the proposed project for CEQA and NEPA analysis; and
- Provide background information for use in the 404(b)1 alternatives analysis currently being conducted for the proposed project as part of an application for an individual permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the federal Clean Water Act (CWA).

The Rio del Oro project site is located in the City of Rancho Cordova, in Sacramento County and encompasses approximately 3,893 acres along the east side of Sunrise Boulevard from White Rock Road to Douglas Road. The natural elevation of the project site ranges from approximately 125 to 180 feet above mean sea level but the tailings piles present on the site are up to 60 feet higher.

Gold mining activities that consisted of dredging alluvial deposits occurred on the project site in the 1920s and 1950s. The dredging operations significantly altered the natural landscape creating massive tailings piles. Further alterations to the natural landscape occurred during use of the site for development and testing of rocket engines. In recent years large portions of the project site have mainly been used for livestock grazing (horse and cattle).

METHODS

PREFIELD INVESTIGATION

A list of special-status species with potential to occur on or near the project site was compiled using several sources of information. A list of endangered and threatened species that occur within, or may be affected by projects within the Buffalo Creek, Carmichael, Citrus Heights, and Folsom U.S. Geological Survey 7.5-minute quadrangles was obtained from the U.S. Fish and Wildlife Service (USFWS) (2004a). Additionally, database searches of the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2004) and California Department of Fish and Game's (DFG) California Natural Diversity Database (CNDDB 2004) were performed for the Carmichael and Buffalo Creek quadrangles, in which the project site is located, as well as for the nine surrounding quadrangles. The CNDDB is a statewide inventory managed by DFG, which is continually updated with the locations and condition of the state's rare and declining species and habitats. Although the CNDDB and CNPS are reliable tools for site-specific information on sensitive biological resources, it should be noted that they contain only those records that have been submitted to DFG or CNPS and are not always up-to-date.

Other sources of information reviewed in support of this habitat assessment included aerial photographs (Sacramento County 2002) and the following documents:

- Jurisdictional Delineation, Rio del Oro Property (Gibson and Skordal 1999);
- Wetland Resource Assessment for Rio del Oro (Sacramento County, California) (ECORP Consulting, Inc. 2004a)
- Updated Wetland delineation Map for the Rio del Oro Project Site (ECORP Consulting, Inc. 2004b);
- Wetland Delineation for Rio del Oro, Sacramento County, California (ECORP Consulting, Inc. 2004b);
- Elderberry Survey, Rio del Oro Property (Gibson and Skordal 2000a);
- Listed vernal pool branchiopod survey reports prepared by Gibson and Skordal for the 2000 and 2001 wet seasons (Gibson and Skordal 2000b; Gibson and Skordal 2001);
- Rare Plant Survey, Rio del Oro Property (ECORP Consulting, Inc. 2003); and
- Tree Inventory for Rio del Oro Project (Sierra Nevada Arborists 2003).

FIELD SURVEY

Reconnaissance-level surveys of the project site were conducted by EDAW biologists on December 13, 2004 and January 12 and 13, 2005. The purpose of the surveys was to characterize and map biological resources present on the project site in sufficient detail to support a determination of overall habitat quality, and to collect baseline data to support project analysis on a variety of levels including CEQA and NEPA analysis and alternatives development.

To provide a thorough characterization of habitat types present on the project site, data were collected at 35 sampling points at the project site. Each habitat type present at the project site, as determined using aerial photographs, was documented with at least one sampling point. At each sampling point the biologists surveyed an area within an approximately 100-foot radius of the point. Photographs were taken in the four cardinal directions with additional photographs documenting rare or important biological features. The dominant plant species, percent cover, and estimated average height and diameter at breast height (DBH) of trees and shrubs was recorded within each sampling area. The nearest specimen in each cardinal direction was used to determine the average height and DBH for each species of tree and shrub present at a given sampling site. Habitat types were determined based on Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986) and cross-referenced to A Guide to Wildlife Habitats of California (Mayer and Laudenslayer 1988). However, vegetation communities observed at the project site did not necessarily fit into the classification categories established by Holland or habitat type categories established by Mayer and Laudenslayer. Therefore, habitat type names and descriptions were developed specifically for this project. Wildlife species were recorded when observed or detected by diagnostic field sign. Habitats within the project site were assessed for their potential to support special-status plant and wildlife species and their overall biological value. All habitat types present within the project site were mapped onto a 1" = 400' aerial photograph acquired from Sacramento County (2002). The location and extent of each habitat type was later digitized into a geographic information system (GIS) database.

DETERMINING OVERALL BIOLOGICAL VALUE

A number of physical and biological factors were evaluated at each sampling point to determine the overall biological value of the area. On-site factors evaluated to determine the overall biological value included:

- presence/absence of sensitive habitats,
- presence/absence of special-status species,
- relative level of disturbance,
- health and regeneration of tree and shrub species,
- wildlife abundance and diversity,

- presence/absence of non-native species, and
- presence/absence of permanent or temporary surface water.

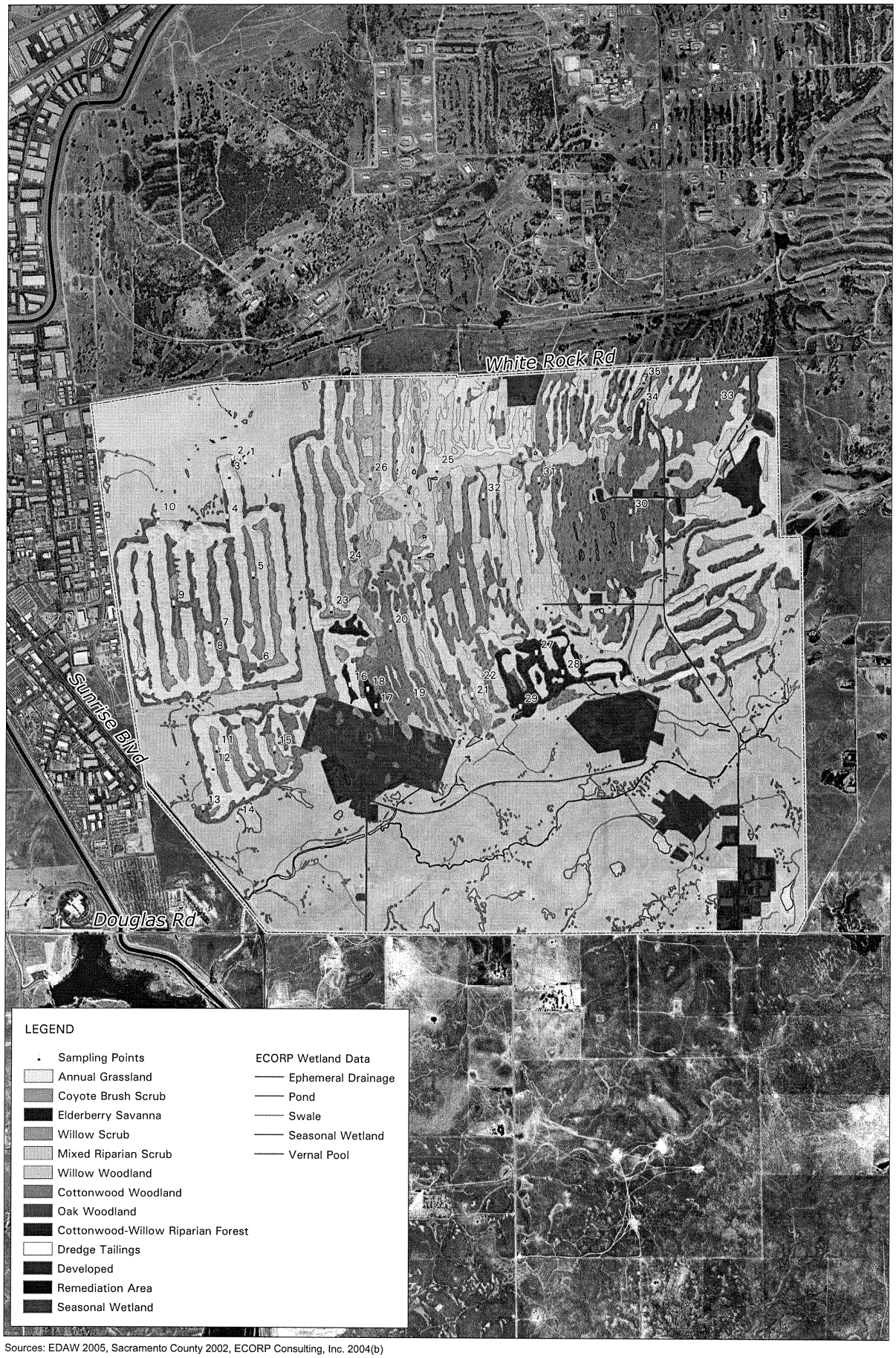
Based on this evaluation, the habitat on the project site with the highest overall biological value was identified. Descriptions of biological factors that contributed to the overall determination were developed and a GIS overlay showing the location of habitats identified as having the greatest overall biological value was created at the same scale as the habitat map.

After identifying the habitat type with the greatest overall biological value, further evaluation, including regional considerations such as proximity to urban development and lands designated or proposed for preservation, was completed to identify those areas containing habitat types most suitable for preservation as part of the Low Density Alternative.

RESULTS

Over half of the project site is characterized by linear rows of tailings piles with intervening basins. The tailings piles are sparsely vegetated with ruderal species that are typical of the surrounding annual grassland habitat. The basins between the tailings piles are characterized by a variety of riparian vegetation associations including coyote brush scrub, willow scrub, mixed riparian scrub, elderberry savanna, willow woodland, cottonwood woodland, oak woodland, and cottonwood-willow riparian forest. The remainder of the project site is characterized by annual grassland habitat interspersed with vernal pools and seasonal wetlands. Morrison Creek, a substantial ephemeral drainage, traverses the southern half of the project site in an east to west direction.

Although the riparian vegetation associations described in this report are referred to as riparian habitat they occur in isolated basins and are not associated with drainages characterized by a bed and bank. These riparian habitat types have evolved in response to the unique physical characteristics created on the project site by the historical dredging activities. Each of the riparian habitat types identified on the project site, as well as the surrounding annual grassland habitat, are described in detail below. For a detailed description of wetland habitat types occurring on the project site, please refer to Gibson and Skordal 1999 and ECORP Consulting, Inc. 2004a and 2004b. The location and extent of each habitat type and sample point locations are depicted in Exhibit 1. Representative photographs of each habitat type are provided in Appendix A and data sheets from all sample points are included in Appendix B.



Sources: EDAW 2005, Sacramento County 2002, ECORP Consulting, Inc. 2004(b)

Habitat Types at the Rio del Oro Project Site

EXHIBIT 1

Rio del Oro
X 03110089.01 2/05

0 1,000 2,000 4,000
FEET

NORTH

EDAW

HABITAT TYPES

ANNUAL GRASSLAND

The most common habitat type on the project site is annual grassland, which comprises approximately 1,975 acres. This habitat type covers the unmined portions of the site and also characterizes the understory of the riparian communities. Annual grassland habitat on the project site is characterized by dense cover of nonnative grasses and forbs including soft chess (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), medusa head (*Taeniatherum caput-medusae*), Italian thistle (*Carduus pycnocephalus*), yellow starthistle (*Centaurea solstitialis*), dovefoot geranium (*Geranium molle*), rose clover (*Trifolium hirtum*), and vetch (*Vicia* spp.). Ruderal annual grassland is also present on the remnant soils of the tailings piles but cover here is sparse and includes a higher proportion of yellow starthistle. Annual grassland habitat outside of the tailings piles includes some native forbs such as narrow tarplant (*Holocarpha virgata*) and California poppy (*Eschscholzia californica*). In areas between tailings piles, the annual grassland habitat is often characterized by a high percentage of blessed milk thistle (*Silybum marianum*) giving the appearance of low shrub cover on the aerial photograph.

Annual grassland habitat within the project site contains a high number of vernal pools and swales and seasonal wetlands, especially in the southern portion of the project site. Ephemeral drainages, including Morrison Creek, also traverse the annual grassland habitat at the project site. These features are discussed in the "Sensitive Biological Resources" section of this report.

COYOTE BRUSH SCRUB

Approximately 23 acres of coyote brush scrub habitat occurs at the project site. It is found between some of the smaller tailings piles that are more widely spaced such as those located in the northeastern quadrant of the project site. It also occurs as patchy thickets in the mixed riparian scrub understory. This is a medium height shrub community dominated by coyote brush (*Baccharis pilularis*). Shrubs average approximately 4 feet in height and 1 inch in DBH. Percent cover of shrubs is approximately 55%. This habitat type includes occasional Fremont cottonwood trees (*Populus fremontii*) and willow shrubs (*Salix* spp.). The annual grassland understory is less dense in this community due to the dense shrub cover.

WILLOW SCRUB

Areas of willow scrub habitat totaling approximately 16 acres occur in basins at the foot of tailings piles at scattered locations on the project site. This habitat type is characterized by relatively dense stands (at least 50% cover) of willow (*Salix* spp.). A few cottonwood trees occur interspersed among the willow in one of the willow scrub habitat areas but no other shrubs besides willow are present. The average height of the willows in this habitat type is 10 feet and the average DBH is 2 inches. Structural diversity in this habitat type is low because it

consists almost exclusively of willows of similar size and shape. Soils underlying these areas were moist to the surface at the time of the field survey, but no pooled water was observed.

Mixed Riparian Scrub

Mixed riparian scrub habitat is common in the basins between the tailings piles. Approximately 190 acres of this habitat type are present at the project site. This habitat type consists of an open tree canopy characterized by Fremont cottonwood and moderate to dense shrub cover (15 to 45% cover) characterized by willows and coyote brush. Scattered interior live oak (*Quercus wislizenii*) and walnut trees and elderberry shrubs are often present in this habitat type as well. Structural diversity in this habitat type is good because of the variety of shrub sizes and shapes and distribution patterns vary from dense shrub thickets to more open stands of shrubs. The large cottonwoods within this habitat type provide good nesting and roosting opportunities for raptors. Plant species diversity within this habitat type, although greater than most of the habitat types at the project site, is much lower than that of typical mixed riparian habitats that are associated with streams. Soils in these areas were moist at the time of the surveys due to recent heavy rainfall but no pooled water was observed in this habitat type at points sampled.

Elderberry Savanna

Two small basin areas occupying approximately 16.5 acres in the southwest quadrant of the project site are dominated by elderberry savanna. This habitat type is characterized by open stands of elderberry (*Sambucus mexicana*) with an annual grassland understory. A high percentage of the elderberry shrubs observed in this habitat are old and decadent and do not appear to be rejuvenating. It appears that periodic flooding that once sustained this habitat type is no longer occurring in these areas. A few scattered cottonwood trees are present along the edges of this habitat type. Total shrub cover in this habitat type is very low (2 to 5%) and total tree cover is less than 1%. Structural diversity is also low because most of the elderberry shrubs are similar in size and shape, there are no other shrub species, and there are very few trees. The soil in these areas was moist at the time of the surveys due to recent heavy rainfall but no pooled water was observed during field surveys.

Willow Woodland

A single area approximately 4 acres in size and dominated by willow woodland is present between tailings piles near White Rock Road in the northeast quadrant of the project site (at sample point 35). This habitat type is characterized by open stands of willow trees and shrubs with interior live oak trees present along the edges of the basin. Total tree and shrub cover are each 5%. Average height of the willows within this habitat type is 17 feet and their average DBH is 4 inches. The live oaks average 25 feet in height and 9 inches in DBH. Structural diversity is moderate due to the varying sizes and shapes of willows, but no really large trees or dense shrub thickets are present. Willows appear to be healthy and regenerating well in this habitat. Two large pools of water

were observed in this habitat type at the time of this survey and were identified as seasonal wetlands during the wetland delineation that was verified by the USACE in 2004 (ECORP Consulting, Inc. 2004b).

COTTONWOOD WOODLAND

Cottonwood woodland is the most abundant habitat type present in the basins between the mounds of tailings. A total of approximately 597 acres of this habitat type are present at the project site. This open woodland community is dominated by Fremont cottonwood. A sparse subcanopy consisting primarily of arroyo willow is often present but generally does not constitute more than 5% canopy cover. Dense cover of annual grasses and forbs is present in the understory. Cottonwood trees in this habitat type tend to be of similar age/size but range from approximately 20 to 50 feet in height and from 8 to 32 inches in DBH at the various sampling points. Downed trees and branches and broken tree snags are a common component of this habitat type. In basins between tall, closely spaced tailings piles, such as those in the western half of the project site, the cottonwood trees and willows (when present) are mostly distributed along the edges of the basins and open grassland exists on the basin floors. In the eastern half of the project site, where the tailings piles are shorter and more widely spaced, cottonwood trees are distributed more randomly. Structural diversity in this habitat type is low to moderate depending on whether or not willow shrubs are present. The soil underlying these areas was moist due to recent heavy rainfall but no pooled water was observed at any points sampled in this habitat type. Some seasonal wetlands were mapped within this habitat type during the wetland delineation that was verified by the USACE in 2004 (ECORP Consulting, Inc. 2004b), particularly in the eastern half of the project site.

OAK WOODLAND

One 3-acre area dominated by oak woodland is present between tailings piles near White Rock Road in the northeast quadrant of the project site (at sample point 34). This habitat type is characterized by an open tree canopy (25% cover) that consists of interior live oak with scattered foothill pine (*Pinus sabiniana*). The shrub layer is dense (40% cover) and dominated by coyote brush with scattered willow and elderberry. The live oaks in this habitat type average 40 feet in height and 11 inches DBH and the coyote brush shrubs average 7 feet in height and 1 inch DBH. Structural diversity is good due to the variety of species and tree and shrub sizes, but there are no trees large enough to provide suitable nesting habitat for raptors. The soil underlying these areas was moist due to recent heavy rainfall but no pooled water was observed during field surveys.

COTTONWOOD-WILLOW RIPARIAN FOREST

Cottonwood-willow riparian forest occurs primarily amongst tailings piles in the southeast quadrant of the project site. Three smaller fragments of this habitat type are present on the project site, two of which are located within fenced and developed areas that were used extensively for rocket testing. There is a total of approximately 57 acres of this habitat type present at the project site. This habitat type is characterized by Fremont cottonwood

trees up to 60 feet tall that form a dense forest canopy and willow shrubs and trees up to 15 feet tall. Willow species present include arroyo willow, Pacific willow (*Salix lucida* ssp. *lasiandra*), and sandbar willow (*Salix exigua*). Trees and shrubs are well distributed across the basins and the annual grassland understory is less dense due to the dense shrub and tree layers (tree cover averages 35 to 40% and shrub cover averages 40 to 50%). Structural diversity in this habitat type is very good due to the variety of tree and shrub sizes and shapes, varying shrub distribution patterns from dense thickets to more scattered distribution, and downed woody debris. Cottonwood and willow regeneration is much better in this habitat type than in others present on the project site. Areas dominated by this habitat type are generally wetter than most of the other tailings pile basins and receive runoff from at least two ephemeral drainages. Several areas of pooled water were observed in this habitat type during the surveys. Seasonal wetlands were mapped within this habitat type during the wetland delineation that was verified by the USACE in 2004 (ECORP Consulting, Inc. 2004b).

WILDLIFE

The habitat types present on the project site provide foraging and nesting opportunities for numerous common and special-status wildlife species found in the region. Large portions of the project site are dominated by annual grassland which provides important foraging and breeding habitat for a variety of wildlife species. Raptors, including turkey vulture (*Cathartes aura*), northern harrier (*Circus cyaneus*), and white-tailed kite (*Elanus leucurus*), forage in annual grassland in this region. Wildlife species known to breed in annual grasslands include western fence lizard (*Sceloporus occidentalis*), western rattlesnake (*Crotalus viridis*), western meadowlark (*Sturnella neglecta*), horned lark (*Eremophila alpestris*), and western burrowing owl (*Athene cunicularia hypugea*).

The areas of annual grassland containing vernal pools, swales, and seasonal wetlands provide important wildlife habitat, supporting numerous common and special-status wildlife species. A variety of bird, mammal, reptile, amphibian, and invertebrate species rely on such habitats for all or part of their life cycles. Further discussion of this habitat type and associated wildlife is included in the "Sensitive Biological Resources" section of this report.

Wildlife diversity and abundance is expected to be highest in riparian habitats (e.g., cottonwood-willow riparian forest), despite the fact that these areas are generally restricted to narrow corridors and smaller, isolated locations. Riparian habitats provide food, water, and escape, nesting, and thermal cover for wildlife (Mayer and Laudenslayer 1988). More than 225 species of birds, mammals, reptiles, and amphibians depend on California's riparian habitats and, while not dependent upon them, many other species also make use of these habitats (Riparian Habitat Joint Venture 2004). The more disturbed areas of the project site, including the tailings piles, are expected to support species adapted to a wider range of habitats.

SENSITIVE BIOLOGICAL RESOURCES

Sensitive biological resources include those that are afforded special protection through the CEQA, California Fish and Game Code, federal Endangered Species Act (ESA), California Endangered Species Act (CESA), and federal CWA. Sensitive biological resources also include those afforded protection under Sacramento County's General Plan Policies, such as riparian and wetland habitats. The CNDDB and CNPS inventories (2004), as well as preexisting environmental documents prepared for the project site, were reviewed for data on sensitive biological resources, including sensitive habitats and special-status species, that are known to occur in the vicinity of the project site.

WETLANDS AND OTHER WATERS OF THE UNITED STATES

A wetland delineation conducted by ECORP Consulting, Inc. in June 2004 and verified by the USACE in September 2004 identified a total of approximately 57 acres of jurisdictional wetlands and other waters of the United States at the project site. The site also includes approximately 13 acres of wetlands not subject to USACE jurisdiction due to their isolated nature (ECORP Consulting, Inc. 2004b). Wetland features were determined to be non-jurisdictional if considered "isolated" wetlands per the SWANCC decision (Solid Waste Agency of Northern Cook County vs. U.S. Army Corps of Engineers, No. 99-1178 [January 9, 2001]). According to the SWANCC decision, wetlands that are "non-navigable, isolated, and intrastate" may not be subject to USACE jurisdiction. Those wetlands that are not part of, or adjacent to (i.e., bordering, contiguous, or neighboring), the tributary system of traditional navigable waters or interstate waters are considered isolated (ECORP Consulting, Inc. 2004b).

Jurisdictional wetlands on the project site include vernal pools, ponds, seasonal wetland swales, and seasonal wetlands. Other waters of the United States identified on the project site consist of ephemeral drainages, including Morrison Creek. Wetlands and other waters of the United States, as mapped by ECORP Consulting, Inc., are included in Exhibit 1. A large majority of the vernal pools and seasonal wetland swales and all of the ephemeral drainages are concentrated within the annual grassland habitat in the southern portion of the project site. Approximately 460 acres of this habitat have been proposed as a wetland preserve.

SENSITIVE HABITAT

The wetland features discussed above are sensitive habitats, providing habitat for a variety of plant and animal species. Vernal pools and swales, for example, provide habitat for state and federally listed species including vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), Bogg's Lake hedge hyssop (*Gratiola heterosepala*), slender Orcutt grass (*Orcuttia tenuis*), and Sacramento Orcutt grass (*Orcuttia viscida*). Vernal pools and swales occur within an annual grassland matrix and, collectively, this habitat

type is referred to as vernal pool grassland. A total of approximately 57 acres of jurisdictional wetlands and 13 acres of non-jurisdictional wetlands are present on the project site (ECORP Consulting, Inc. 2004b).

Typically, riparian habitats are also considered sensitive habitats under Section 1602 of the California Fish and Game Code; however, the riparian habitats present on the project site are not associated with drainages characterized by a bed and bank and have evolved in response to the unique physical characteristics created on the project site by the historical dredging activities. Further consultation with DFG is recommended to determine the appropriate actions to be taken regarding the riparian habitat present on the project site.

In addition, 329 elderberry plants were identified at the project site during a survey conducted by Gibson and Skordal (2000a). Elderberry is the host plant, and thus habitat, for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), a species that is federally listed as threatened.

Special-Status Species

Special-status species include plants and animals that are legally protected or are otherwise considered sensitive by federal, state, or local resource conservation agencies and organizations. Special-status species addressed in this section include the following:

- Species listed or proposed for listing as threatened or endangered under ESA or CESA;
- Species considered as candidates for listing as threatened or endangered under ESA or CESA;
- Species identified by DFG as California Species of Special Concern or by USFWS as federal Species of Concern;
- Animals fully protected in California under the California Fish and Game Code;
- Plants listed as Endangered or Rare under the California Native Plant Protection Act; and
- Plants designated by CNPS Inventory as List 1B (plants rare, threatened or endangered in California and elsewhere) or List 2 (plants rare, threatened or endangered in California but more common elsewhere).

Special-Status Plants

Based on review of the CNDDB and CNPS database searches, previously prepared biological reports for the project, and the reconnaissance-level surveys conducted by EDAW, it was determined that the project site supports suitable habitat for dwarf downingia, Tuolumne button-celery, Bogg's Lake hedge hyssop, Northern California black walnut, Ahart's dwarf rush, Greene's legenere, pincushion navarretia, slender Orcutt grass,

Sacramento Orcutt grass, and Sanford's arrowhead. Brief descriptions of these species and their potential to occur at the project site are provided in Table 1.

Table 1
Special-Status Plant Species Known from or with Potential to Occur on the Rio del Oro Project Site

Species	Status 1			Habitat and Blooming Period	Potential for Occurrence
	USFWS	DFG	CNPS		
Plants					
Dwarf downingia *Downingia pusilla*	--	--	2	Mesic sites in valley and foothill grassland, vernal pools Blooms March-May	Unlikely to occur; suitable habitat is present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys
Tuolumne button-celery *Eryngium pinnatisectum*	--	--	1B	Mesic sites in cismontane woodland and lower montane coniferous forest, vernal pools Blooms June-August	Unlikely to occur; suitable habitat is present but the project site is lower than the species known elevation range and it was not observed during special-status plant surveys
Bogg's Lake hedge hyssop *Gratiola heterosepala*	--	E	1B	Marshes and swamps, vernal pools Blooms April-August	Unlikely to occur; suitable habitat present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys. There is a known population approximately 3 miles from the project site
Northern California black walnut *Juglans hindsii*	--	--	1B	Riparian scrub, riparian woodland Blooms April-May	Walnut trees were identified at the project site during the tree survey; likely hybrids between Juglans hindsii and English walnut (Juglans regia)
Ahart's dwarf rush *Juncus leiospermus var. ahartii*	--	--	1B	Mesic valley and foothill grassland Blooms March-May	Unlikely to occur; suitable habitat is present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys
Legenere *Legenere limosa*	--	--	1B	Vernal pools Blooms April-June	Known to occur; three populations were documented on the project site during special-status plant surveys conducted in 2003
Pincushion navarretia *Navarretia meyersii ssp. meyersii*	--	--	1B	Vernal pools Blooms in May	Unlikely to occur; suitable habitat is present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys

Table 1 Special-Status Plant Species Known from or with Potential to Occur on the Rio del Oro Project Site					
Species	Status 1			Habitat and Blooming Period	Potential for Occurrence
	USFWS	DFG	CNPS		
Slender Orcutt grass *Orcuttia tenuis*	T	E	1B	Vernal pools Blooms May-October	Unlikely to occur; suitable habitat is present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys
Sacramento Orcutt grass *Orcuttia viscida*	E	E	1B	Vernal pools Blooms April-July	Unlikely to occur; suitable habitat is present in vernal pools and swales but this species was not found during previously conducted special-status plant surveys
Sanford's arrowhead *Sagittaria sanfordii*	--	--	1B	Shallow freshwater marshes and swamps Blooms May-October	Unlikely to occur; suitable habitat may be present in seasonal wetlands and ponds but this species was not found during previously conducted special-status plant surveys

[1] Legal Status Definitions
U.S. Fish and Wildlife Service
E Endangered (legally protected)
T Threatened (legally protected)
FSC Federal Species of Concern (no formal protection)
California Department of Fish and Game
T Threatened (legally protected)
CSC California Species of Concern (no formal protection)
California Native Plant Society Categories
1B Plant species considered rare or endangered in California and elsewhere (but not legally protected under FESA or CESA)
2 Plant species considered rare or endangered in California but more common elsewhere (but not legally protected under FESA or CESA)

Source: EDAW 2005, CNPS 2004, CNDDB 2004

The rare plant survey conducted by ECORP Consulting, Inc. during spring 2003 identified three populations of Greene's legenere (*Legenere limosa*) on the project site. Occurrences of Greene's legenere have also been documented in the CNDDB for the project site. Greene's legenere is a federal species of concern and a CNPS List 1B species. No other special-status plant species were identified at the project site during the ECORP Consulting, Inc. survey or in the CNDDB and CNPS databases. A tree survey conducted by Sierra Nevada Arborists (2003) identified Northern California black walnut, a CNPS List 1B species, at the project site. Although there are accounts of this species at the project site, native Northern California black walnut is believed to be extirpated from Sacramento County and any specimens that have been identified are likely hybrids between Northern California black walnut and English walnut (*Juglans regia*). There are only two known stands of Northern California black walnut remaining. These stands are located in Contra Costa and Napa Counties. It is, therefore, unlikely that this species is present within the project site.

CNDDB occurrences of special-status plant species that have been documented within a 3-mile radius of the project site were plotted onto an aerial photograph of the project site provided as Exhibit 2. Bogg's Lake hedge hyssop, Ahart's dwarf rush, slender Orcutt grass, Sacramento Orcutt grass, and Sanford's arrowhead have all been documented within 3 miles of the project site. These are all species associated with vernal pools or seasonal wetlands. Despite known occurrences in close proximity to the project site and the presence of suitable habitat, these species are unlikely to occur at the project site because they were not detected during the special-status plant survey conducted in spring 2003 during the appropriate blooming periods when these species would be clearly identifiable (ECORP Consulting, Inc. 2003).

Additional special-status plant species identified in the CNPS and CNDDB quad searches for the project site (i.e., dwarf downingia and pincushion navarretia) are also considered unlikely to occur because they were not detected during the special-status plant survey conducted in spring 2003 during the appropriate blooming periods when these species would be clearly identifiable (ECORP Consulting, Inc. 2003). Tuolumne button celery is unlikely to occur because the known elevation range of this species is higher than the project site. Surveys conducted by ECORP Consulting, Inc. followed accepted guidelines for conducting rare plant surveys and included a complete floristic inventory of the project site. It is, therefore, reasonable to expect that any of the special-status plant species listed in Table 1 would have been identified during the focused surveys if they were present at the project site.

SPECIAL-STATUS WILDLIFE

Based on review of the CNDDB results, prior biological surveys conducted for the project site, and the reconnaissance-level surveys conducted by EDAW, a list of special-status wildlife species with the potential to occur in the project area was compiled and is presented in Table 2.

Several special-status wildlife species were identified on the project site during surveys performed by Gibson and Skordal and EDAW as noted in Table 2. Gibson and Skordal conducted listed vernal pool branchiopod surveys of an approximately 1,800-acre portion of the approximately 3,893-acre project site during the wet seasons of 2000 and 2001 (Gibson and Skordal 2000b, 2001). The southern portion, including the grassland surrounding Morrison Creek, and the extreme eastern portion of the project site were not included in the surveys. Federally listed branchiopod species identified during the 2000 survey included vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*). Vernal pool fairy shrimp were identified in one seasonal depression and vernal pool tadpole shrimp were documented in three seasonal depressions and two seasonal ponds. California linderiella (*Linderiella occidentalis*), a federal species of concern, was also observed during the survey, documented from 83 of the survey pools including seasonal depressions, riparian wetlands, and pond habitats. Vernal pool fairy shrimp and California linderiella were again identified during the 2001 survey. The former was identified in only one seasonal depression while the latter was widespread in the survey area. The

Table 2 Special-status Wildlife Species Known from or with Potential to Occur on the Rio del Oro Project Site				
Species	Listing Status 1		Habitat	Potential for Occurrence
	Federal	State		
Birds				
White-tailed kite *Elanus leucurus*	FSC	FP	Grasslands, agricultural land, and open woodlands	Known to occur; suitable habitat present; year-round; identified on-site by EDAW biologists January 12, 2005
Northern harrier *Circus cyaneus*	--	CSC	Grasslands, marshes, agricultural land, and open woodlands	Likely to occur; suitable habitat present; year-round
Sharp-shinned hawk *Accipiter striatus*	--	CSC	Dense coniferous and riparian forest	Likely to occur; suitable habitat present; could occur in winter
Cooper's hawk *Accipiter cooperii*	--	CSC	Open woodlands and woodland margins	Likely to occur; could occur in winter
Swainson's hawk *Buteo swainsoni*	--	T	Forages in grasslands and agricultural land, nests in riparian and isolated trees	Likely to occur; suitable nesting and foraging habitat present
Ferruginous hawk *Buteo regalis*	FSC	CSC	Forages in grasslands, agricultural fields, and other open habitats; does not nest in California	Known to occur; suitable foraging habitat present; likely in winter; identified on-site by EDAW biologists January 24, 2005
Merlin *Falco columbarius*	--	CSC	Forages in a variety of open habitats; does not nest in California	Likely to occur; suitable foraging habitat present; could occur in winter
Prairie falcon *Falco mexicanus*	FSC	CSC	Forages in grasslands and other dry, open habitats; nests on cliffs	Likely to occur; suitable foraging habitat present; likely in winter; identified on-site by EDAW biologists January 24, 2005
Western burrowing owl *Athene cunicularia hypugea*	FSC	CSC	Grasslands, agricultural land, and open woodlands	Likely to occur; suitable habitat present; year-round
Short-eared owl *Asio flammeus*	--	CSC	Grasslands and other open habitats	Likely to occur; suitable habitat present; could occur in winter
Loggerhead shrike *Lanius ludovicianus*	FSC	CSC	Grasslands, shrublands, and open woodlands	Likely to occur; suitable habitat present; year-round
Tricolored blackbird Agelaius tricolor	FSC	CSC	Forages in agricultural land and grasslands; nests in marshes and other areas that support cattails or dense thickets	Likely to occur; foraging only; winter
Mammals				
American badger *Taxidea taxus*	--	CSC	Drier open shrub, forest, and herbaceous habitats with friable soils	Likely to occur; suitable habitat present
Amphibians and Reptiles				
California tiger salamander *Ambystoma californiense*	T	CSC	Vernal pools and other seasonal ponds in valley and foothill grasslands	Unlikely to occur; suitable habitat present but outside of species known range (USFWS 2004)
Western spadefoot *Scaphiopus hammondii*	FSC	CSC	Vernal pools and other seasonal ponds in valley and foothill grasslands	Likely to occur; suitable habitat present
Northwestern pond turtle *Clemmys marmorata marmorata*	FSC	CSC	Freshwater marsh, ponds, lakes, and rivers	Unlikely to occur; lacks suitable habitat

Table 2 Special-status Wildlife Species Known from or with Potential to Occur on the Rio del Oro Project Site				
Species	Listing Status 1		Habitat	Potential for Occurrence
	Federal	State		
Giant garter snake *Thamnophis gigas*	T	T	Freshwater marsh, sloughs, and slow-moving rivers	Unlikely to occur; no suitable habitat present (Hansen, pers. comm., 2004)
Invertebrates				
Vernal pool fairy shrimp *Branchinecta lynchi*	T	--	Vernal pools in valley and foothill grasslands	Known to occur; suitable habitat present; documented on-site during focused surveys (Gibson and Skordal 2000b, 2001)
Vernal pool tadpole shrimp *Lepidurus packardi*	E	--	Vernal pools in valley and foothill grasslands	Known to occur; suitable habitat present; documented on-site during focused surveys (Gibson and Skordal 2000b)
Longhorn fairy shrimp *Branchinecta longiantenna*	E	--	Grassland vernal pools; endemic to the eastern margin of the Central Coast Mountains in California	Unlikely to occur; outside of species range
Conservancy fairy shrimp *Branchinecta conservatio*	E	--	Large vernal pools in valley grasslands	Likely to occur; suitable habitat present; within species range but not documented on-site during focused surveys (Gibson and Skordal 2000b, 2001)
Midvalley fairy shrimp *Branchinecta mesovallensis*	FSC	--	Vernal pools in the Central Valley	Moderate chance of occurrence; suitable habitat present but not documented on-site during focused surveys (Gibson and Skordal 2000b, 2001)
California linderiella *Linderiella occidentalis*	FSC	--	Vernal pools in valley and foothill grasslands	Known to occur; documented on-site during focused surveys (Gibson and Skordal 2001)
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	T	--	Elderberry bushes below 3,000 feet in elevation	Likely to occur; suitable habitat present and beetle exit holes identified on-site during focused surveys (Gibson and Skordal 2000a)

[1] Legal Status Definitions

U.S. Fish and Wildlife Service

E Endangered (legally protected)

T Threatened (legally protected)

FSC Federal Species of Concern (no formal protection)

California Department of Fish and Game

T Threatened (legally protected)

CSC California Species of Concern (no formal protection)

FP Fully Protected (legally protected)

survey wetlands supporting vernal pool fairy shrimp and vernal pool tadpole shrimp are located in open grassland habitat adjacent to, but not within, the tailings piles (Gibson and Skordal 2000b). An elderberry survey of the entire project site was also completed by Gibson and Skordal (2000a). Of the 329 elderberry plants documented, 41 contained beetle exit holes suggesting that valley elderberry longhorn beetles (*Desmocerus californicus dimorphus*), a federally threatened species, are present on the project site. EDAW wildlife biologists identified

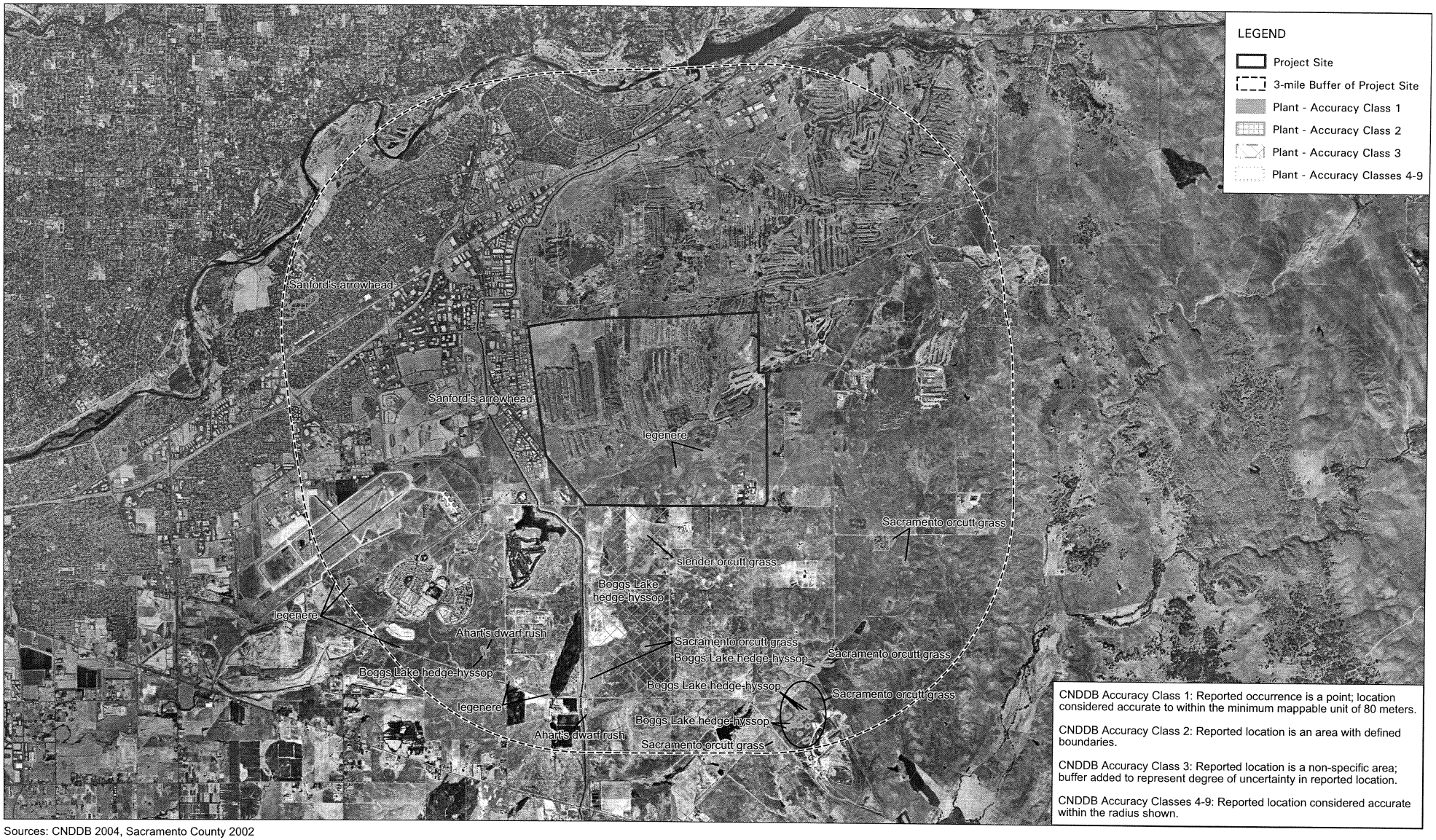
three additional special-status species during reconnaissance-level surveys. A white-tailed kite (*Elanus leucurus*), a federal species of concern and DFG fully protected species, was observed at sample point 22 foraging in annual grassland. A prairie falcon (*Falco mexicanus*) and ferruginous hawk (*Buteo regalis*), both federal and California species of concern, were observed in the southern portion of the site, in the vicinity of the proposed wetland preserve.

Special-status wildlife occurrences documented by the CNDDB within a 3-mile radius of the project site, plotted onto an aerial photograph, are shown in Exhibit 3. Based on CNDDB data, 17 special-status wildlife species in addition to those identified during surveys were evaluated for their potential to occur on the project site.

The project site provides suitable habitat for numerous special-status birds. Potentially suitable nesting and foraging habitat for Swainson's hawk, a species that is state listed as threatened is present on the project site. Swainson's hawk nest in riparian and isolated trees and forage in grasslands and agricultural lands. Sharp-shinned hawk, Cooper's hawk, merlin, short-eared owl, and tricolored blackbird could all potentially occur on the project site in the winter as suitable foraging habitat is present. All of these species are California species of concern and tricolored blackbird is also a federal species of concern. Cooper's hawk has been documented within 3 miles of the project site (Exhibit 3) (CNDDB 2004). Though known to nest in this region of Sacramento County, no suitable nesting habitat for tricolored blackbird, a species that typically nests in marsh habitat or blackberry thickets, is present on the project site. Grasslands and open woodlands on the project site provide suitable year-round habitat for northern harrier, western burrowing owl, and loggerhead shrike. Northern harrier is a California species of concern. Western burrowing owl and loggerhead shrike are both federal and California species of concern. Although no burrows, burrowing owls, or signs of burrowing owls were observed during reconnaissance surveys, this species is identified in several locations within 3 miles of the project site in the CNDDB and could move onto the project site prior to project implementation (Exhibit 3). Furthermore, reconnaissance surveys only covered representative areas of each habitat type and the entire project site was not surveyed at the level required to definitively determine presence or absence.

American badger, a California species of concern, prefer open grassland habitats with friable soils and an occurrence slightly south of the project site is identified in the CNDDB (Exhibit 3). There is suitable habitat for American badger on the project site, thus this species has the potential to occur on the site.

California tiger salamander was recently federally listed as threatened throughout its range (USFWS 2004). California tiger salamander use vernal pools and other seasonal ponds for reproduction and seemingly suitable habitat of this type is present on the project site. However, few burrows or crevices that would provide suitable habitat for tiger salamander are present. In addition, this species is only known from the southern edge of Sacramento County, south of the Cosumnes River (USFWS 2004). Therefore, California tiger salamander is not



Sources: CNDDB 2004, Sacramento County 2002

CNDDB Special-Status Plant Occurrences

Rio Del Oro

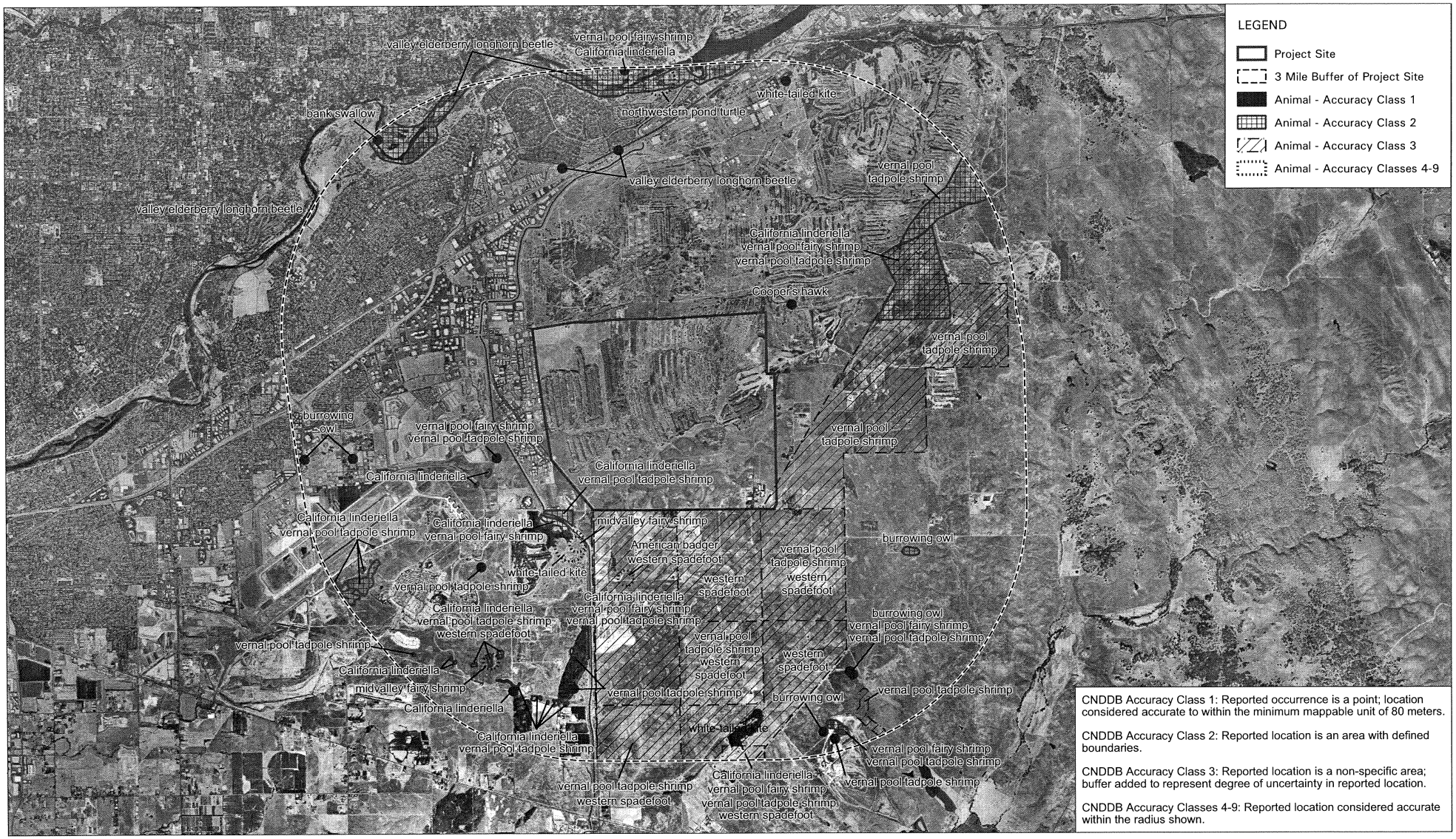
X 03110089.01 2/05

EXHIBIT 2

0 1.1 2.2
MILES

NORTH

EDAW



CNDDB Accuracy Class 1: Reported occurrence is a point; location considered accurate to within the minimum mappable unit of 80 meters.

CNDDB Accuracy Class 2: Reported location is an area with defined boundaries.

CNDDB Accuracy Class 3: Reported location is a non-specific area; buffer added to represent degree of uncertainty in reported location.

CNDDB Accuracy Classes 4-9: Reported location considered accurate within the radius shown.

Sources: CNDDB 2004, Sacramento County 2002

CNDDB Special-Status Wildlife Occurrences

EXHIBIT 3

Rio Del Oro

X 03110089.01 2/05

0 1.1 2.2
MILES

NORTH

EDAW

expected to occur on the project site. Western spadefoot is a federal and California species of concern also associated with vernal pools and other seasonal ponds. Multiple occurrences of western spadefoot south of the project site fall within the 3-mile radius shown on Exhibit 3. Given the presence of suitable habitat on the project site and the proximity of known occurrences of western spadefoot, this species is likely to occur on the project site.

Northwestern pond turtle is a federal and California species of concern. Northwestern pond turtle could occur around Mather Lake to the southwest of the project site and is documented north of the site within 3 miles (Exhibit 3); however, there is no suitable aquatic habitat present within the project boundary and pond turtles are unlikely to nest there. Giant garter snake is federally and state listed as threatened. Giant garter snake is not expected to occur because adequate emergent vegetation required for foraging habitat is lacking from the project site and the wetlands on the project site are likely to dry up before the start of the species' active season (May 1 to September 30). The nearest potentially suitable habitat for giant garter snake is Mather Lake which is located a fair distance downstream from the project site.

The seasonal wetland depressions, riparian wetlands, vernal pools, and seasonal ponds on the project site could support vernal pool crustaceans that were not identified during the branchiopod surveys. It is important to note that these surveys did not cover the entire project site (see Gibson and Skordal 2000b, 2001). The wetland areas present provide suitable habitat for federally endangered conservancy fairy shrimp and midvalley fairy shrimp, a federal species of concern. Midvalley fairy shrimp are documented in the CNDDB as occurring near Mather Lake, slightly southwest of the project site and further southwest of that point (Exhibit 3). Although longhorn fairy shrimp, a federally endangered species, was a target species of the branchiopod surveys (Gibson and Skordal 2000b, 2001) it is unlikely to occur on the project site due to the fact that it is endemic to the eastern margin of the Central Coast Mountains in California and has not been documented in Sacramento County (Eriksen and Belk 1999).

DETERMINATION OF OVERALL BIOLOGICAL VALUE

HABITAT TYPES WITH HIGHEST BIOLOGICAL VALUE

The habitat types identified on the project site during the reconnaissance-level surveys were evaluated for overall biological value to allow determination of those habitats that would be most suitable for preservation. On-site factors evaluated to determine overall biological value included:

- presence/absence of sensitive habitats,
- presence/absence of special-status species,
- relative level of disturbance,

- health and regeneration of tree and shrub species,
- wildlife abundance and diversity,
- presence/absence of non-native species, and
- presence/absence of permanent or temporary surface water.

Based on these criteria, Cottonwood-willow riparian forest and vernal pool grassland have the greatest overall biological value of those habitat types present on the project site.

COTTONWOOD-WILLOW RIPARIAN FOREST

Cottonwood-willow riparian forest is characterized by a relatively high level of structural diversity as compared to other habitat types on the project site. The structural diversity of the cottonwood-willow riparian forest is created by the variety of tree and shrub sizes and shapes, varying shrub distribution patterns from dense thickets to more scattered distribution, and downed woody debris present. Areas supporting this habitat type are wetter than most of the other tailings pile basins, some receiving runoff from ephemeral drainages. Several areas of pooled water were observed in this habitat type during surveying and seasonal wetlands were mapped within this habitat type during the wetland delineation that was verified by the USACE in 2004 (ECORP Consulting, Inc. 2004b). The riparian vegetation comprising the cottonwood-willow riparian forest appeared healthier, and more closely resembled that of true riparian habitat associated with drainages as compared to other areas of riparian habitat formed by the tailings piles on the project site. Cottonwood and willow health and regeneration is much better in this habitat type than in others present on the project site. Cottonwoods and willows throughout much of the project site appeared old and decadent, with little regeneration occurring. It is apparent that hydrologic conditions that allowed riparian vegetation to originally establish within the basins have changed and no longer support regeneration. In reviewing maps of the area, it is clear that water features that were present on USGS quadrant maps approximately twenty years ago are no longer present. Although the causes of the changes in surface hydrology are not entirely clear, the wet periods appear to correspond with El Nino years, the last of which was in the 1990s. The thick, impermeable material resulting from dredging would likely allow the pooled water to remain for quite some time. The high structural diversity, presence of relatively large amounts of surface water, and overall health of this habitat make it more suitable for a variety of wildlife species than other habitat types at the project site. During reconnaissance surveys, numerous common bird species, including Nuttall's woodpecker, western bluebird, and white-crowned sparrow, were observed at sample points within cottonwood-willow riparian forest. This habitat is also particularly suitable for several special-status wildlife species including sharp-shinned hawks.

VERNAL POOL GRASSLAND

Vernal pool grassland provides habitat for a wide array of special-status plant and wildlife species including many that are endemic to vernal pools and swales. This habitat type also provides important foraging opportunities for special-status raptors. In addition to special-status species, vernal pool grassland has high habitat value for common wildlife, including foraging raptors such as red-tailed hawk. The vernal pool grasslands on the project site contain numerous vernal pools and swales, seasonal wetlands, and ephemeral drainages that are sensitive habitats protected under CEQA, CWA, and the Porter Cologne Act. The diversity of common wildlife and high number of special-status species that rely on this habitat type along with the presence of features that are protected as sensitive habitat because of their rarity make this habitat type more biologically valuable than other habitat types present at the project site.

HABITAT AREAS MOST VALUABLE FOR PRESERVATION

Regional considerations such as proximity to urban development and lands designated or proposed for preservation were evaluated in addition to size of habitat area, surrounding habitat types, and potential continuity with other natural habitats to determine which areas of cottonwood-willow riparian forest and vernal pool grassland are most suitable for preservation.

Four areas of cottonwood-willow riparian forest are present on the project site (see Exhibit 1). The three patches in the western portion of the project site are small isolated fragments. The southwestern most fragments of cottonwood-willow riparian forest occur within the fenced perimeter of a heavily disturbed site which limits this habitat's biological value. The cottonwood-willow riparian forest present in the southeastern quadrant of the project site is larger and is adjacent to open woodland and grassland which would provide valuable foraging habitat for some species, including special-status species, associated with the riparian forest (e.g., raptors). Additionally, this patch of cottonwood-willow riparian forest is in close proximity to the proposed wetland preserve which lies to the south. Maintaining connectivity between these two areas would increase the overall biological value of the area. It is also important that the current hydrology be maintained or enhanced so that riparian vegetation can continue to regenerate. This area of cottonwood-willow riparian forest also has good restoration potential, should restoration be pursued, given the health and vigor of the vegetation present and hydrologic connectivity that maintains this habitat type.

Vernal pool grassland occurs across the entire southern portion of the project site and smaller more isolated areas of vernal pool grassland occur in the northwest portion of the project site. A large area of vernal pool grassland in the southeast portion of the project site is currently proposed as a wetland preserve. Preserving the vernal pool grassland habitat adjacent to the east and west of the proposed wetland preserve and maintaining continuity between these areas would provide the most value for wildlife habitat. This area includes Morrison Creek and a

greater portion of the natural channel would be retained if these additional areas were preserved. Also, preservation of the whole southern portion of vernal pool grassland would increase habitat value because it would provide a larger, more contiguous patch and provide better opportunities for future restoration and/or mitigation.

CONCLUSION

The portions of the Rio del Oro project site most valuable for preservation are those containing the cottonwood-willow riparian forest in the southeastern quadrant of the site and the vernal pool grassland in the southwestern and southeastern quadrants of the project site (Exhibit 4). Adjacent lands consisting of open woodland and grassland should also be preserved to increase the land area as well as the diversity of habitat type and structure present. To maximize the value of the preserved land, connectivity with the proposed wetland preserve should be maintained to allow wildlife to move between the two.

Sources: EDAW 2005, Sacramento County 2002, ECORP Consulting, Inc. 2004(b)

Habitat Areas Most Valuable for Preservation

EXHIBIT 4

Rio del Oro

X 03110089.01 2/05

0 1,000 2,000 FEET

NORTH

EDAW

REFERENCES

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Exemption for Existing Routine Ranching Activities. Federal Register 69: 47212-47248.

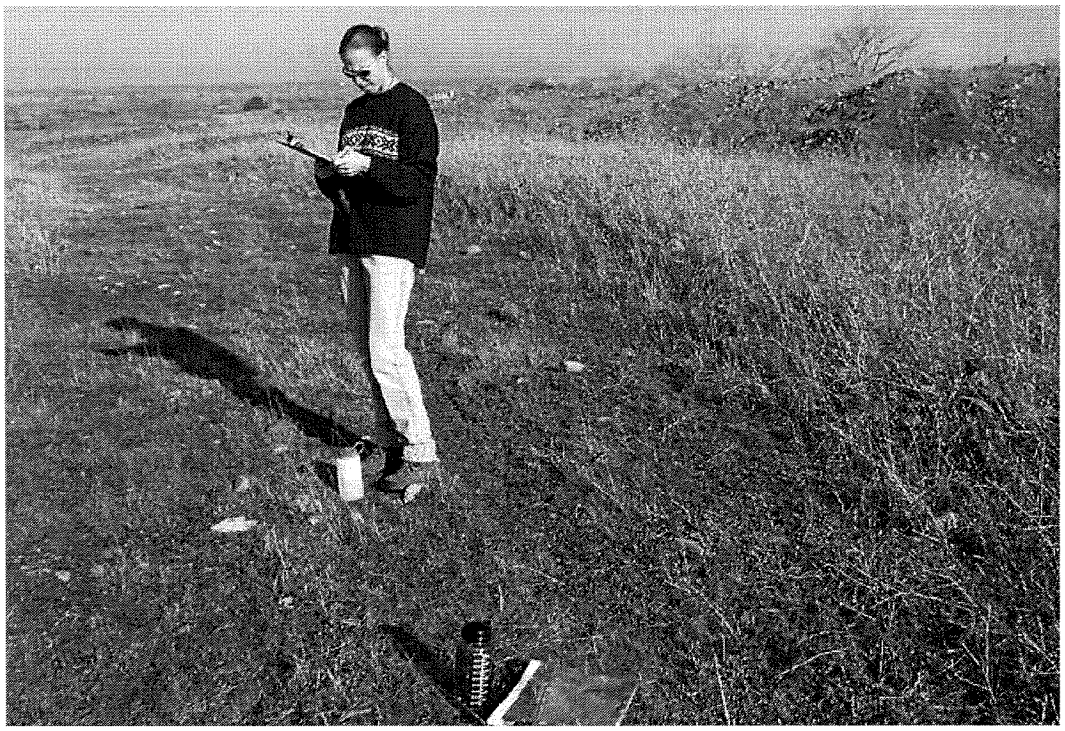
PERSONAL COMMUNICATIONS

Hansen, Eric. Consulting herpetologist. Sacramento, CA. January 27, 2005 – telephone conversation with Wendy Watson of EDAW regarding potential for occurrence of giant garter snake on the Rio del Oro project site.

APPENDIX A

REPRESENTATIVE PHOTOGRAPHS

Annual grassland habitat in the northwest quadrant of the project site at sample point 1. A tailings pile is visible in the background.



Ruderal vegetation occurs on dredge tailings. Yellow starthistle is common in this habitat.

Source: EDAW 2004

Representative Photographs

APPENDIX A

Vegetation is often sparse on the tailings piles due to the lack of soil and high percentage of cobble.

Coyote brush scrub at sample point 30. Willow and cottonwood are widely scattered in this habitat type.

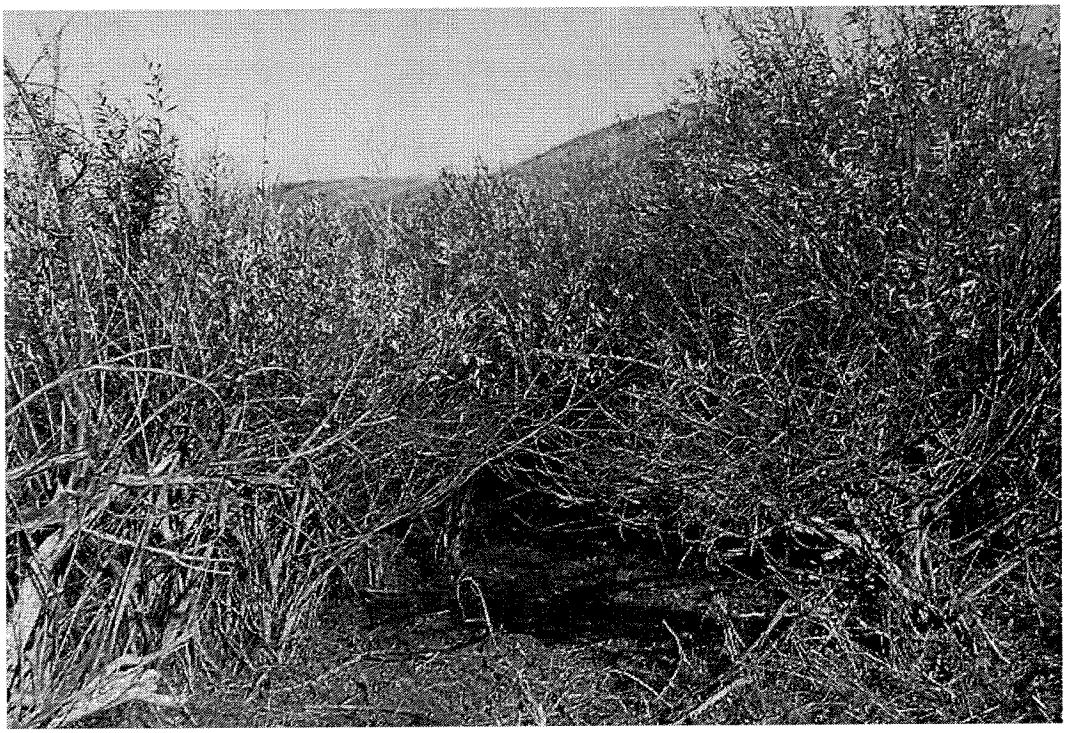
Source: EDAW 2004

Representative Photographs

APPENDIX A

Rio del Oro
P 03110089.01

EDAW



Willow scrub at sample point 4.

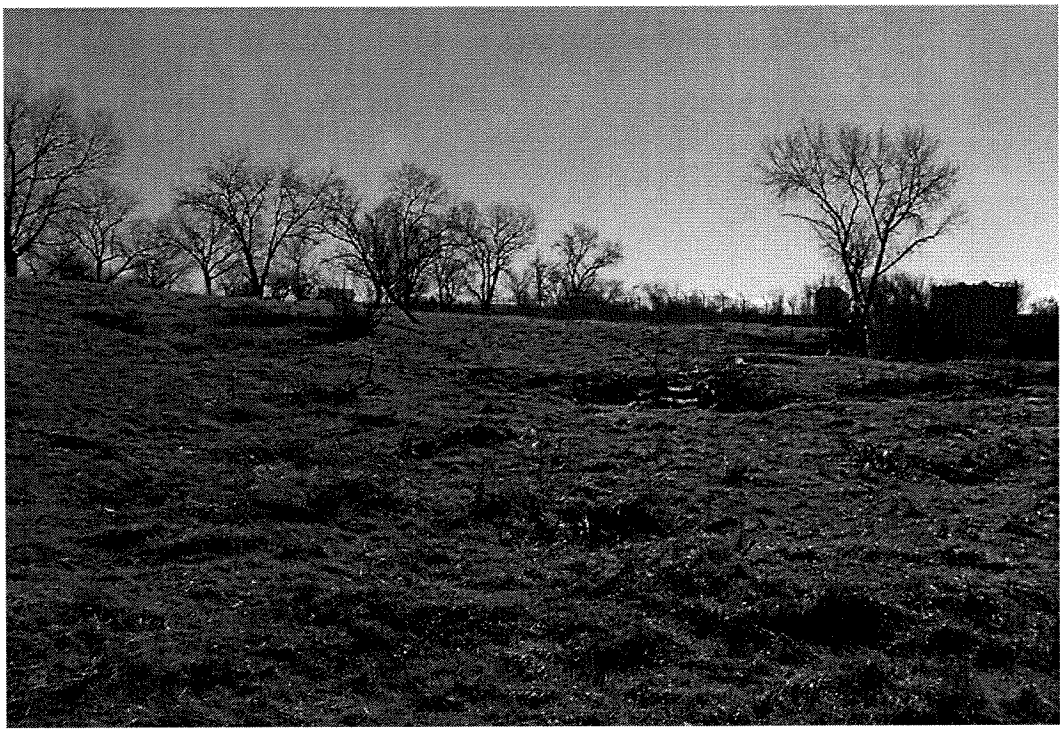
Mixed riparian scrub at sample point 5. Coyote brush, willow, and cottonwood are all common in this habitat type. Occasional oaks, elderberry, and various pines may also be present.

Source: EDAW 2004

Representative Photographs

APPENDIX A

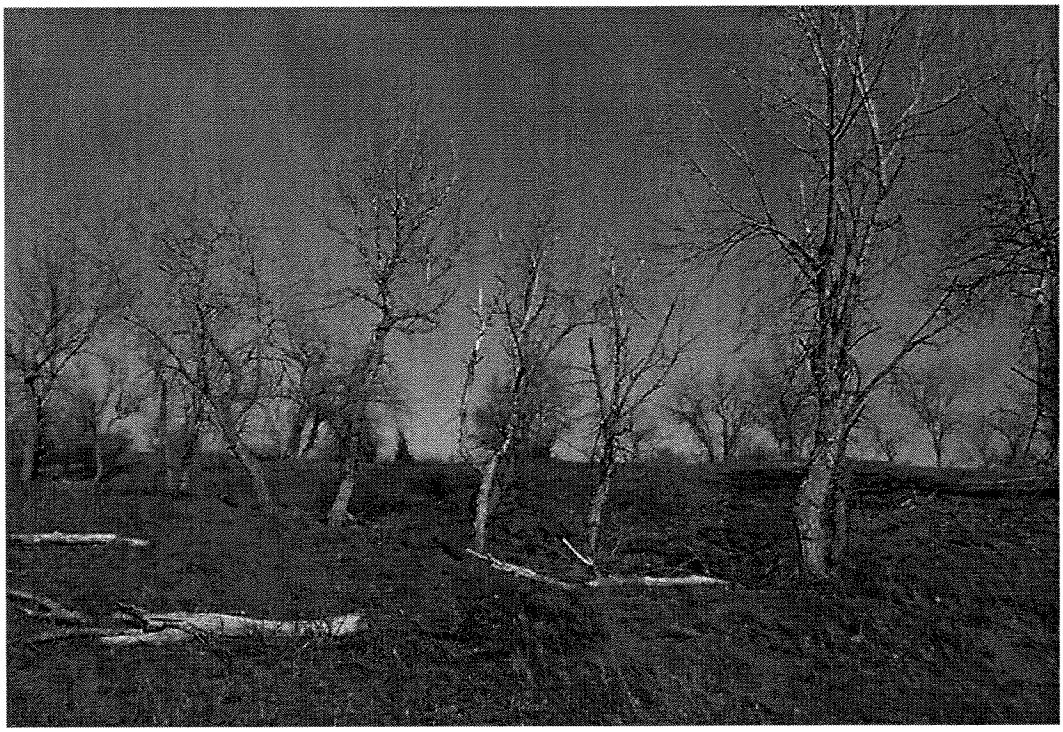
Elderberry shrub within elderberry savanna at sample point 16.



Many of the elderberry shrubs within the elderberry savanna at sample point 17 are dying and broken off. The gray piles of woody debris are dead elderberry shrubs.

Source: EDAW 2004

Willow woodland at sample point 35. This habitat type is characterized by an open canopy of tree-like willows.

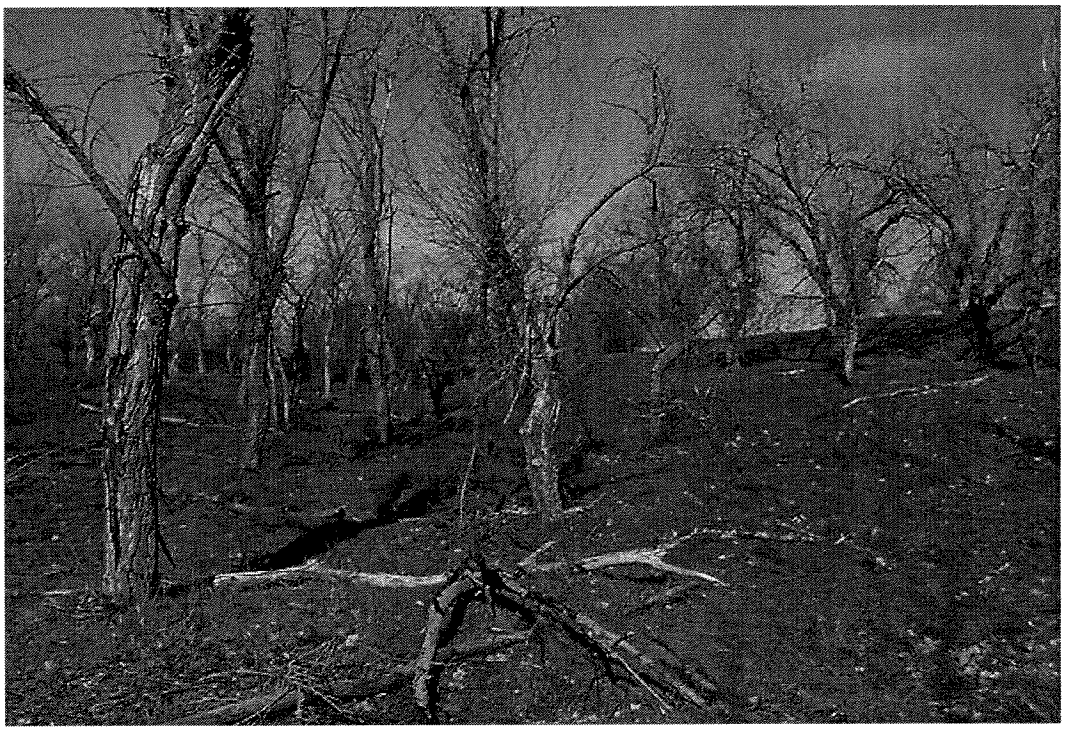


Cottonwood woodland at sample point 19. This habitat type is characterized by an open cottonwood tree canopy and an understory of annual grassland.

Source: EDAW 2004

Representative Photographs

APPENDIX A



Cottonwood woodland at sample point 20 has slightly denser tree cover than at sample point 19. The cottonwood trees are old and decadent with no regeneration occurring.

Oak woodland habitat at sample point 34. This habitat type is characterized by coyote brush and annual grassland in the understory, and interior live oak in the overstory.

Source: EDAW 2004

Representative Photographs

APPENDIX A

Shallow pools were present throughout the cottonwood–willow riparian forest habitat in the southeastern portion of the project site. This pool occurs at sample point 29.

Pool within cottonwood–willow riparian forest habitat at sample point 28.

Source: EDAW 2004

Structural diversity is high within cottonwood-willow riparian forest habitat.

Dense willow thickets occur within cottonwood–willow riparian forest as seen at sample point 29.

Source: EDAW 2004

Representative Photographs

APPENDIX A

Rio del Oro
P 03110089.01

EDAW

Tree density is high within the cottonwood–willow riparian forest as seen in this photo taken at sample point 29.

Regeneration within the cottonwood–willow riparian forest in the southeastern portion of the project site is good.

Source: EDAW 2004

Representative Photographs

Vernal pool grassland habitat in the southwestern portion of the project site.

Morrison Creek in the southwestern portion of the project site. The creek traverses the southern portion of the project site, flowing from east to west.

Source: EDAW 2004

APPENDIX B

DATA SHEETS

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	1	Date	12/13/04	Conditions	Partly cloudy; calm
Investigators					
Photos	1-3				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
Medusa Head		
Rose Clover		
Filaree		
Rumex: Fiddle dock		
Bromus: Soft Chess Brome		
R. ipgut brome		
other sp observed:		
1) Holocarpha virgata		

Total Cover

Herb	Shrub	Tree
99%	Ø	Ø

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	grazing - low
Invasive Species	Medusa Head, r. ipgut brome
Wildlife Observed	
Soil/Habitat Characteristics	Annual grassland dominated by nonnative grasses and forbs. High percentage of invasives. Soil is moist (recent precipitation).
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	2	Date	12/13/04	Conditions	partly cloudy, calm
Investigators	Tammie Bennett, Wendy Watson				
Photos	4-7				

Habitat Type: Cottonwood Riparian woodland

Dominant Plant Species

Herb	Shrub	Tree
Italian Thistle	Willow (Salix lucida	Cottonwood
Storksbill (Geranium molle)	ssp. lasiandra)	
Filaree		
Ripgut Brome		
Torilis arvensis		

Total Cover

Herb	Shrub	Tree
25%	20%	80%

Tree/Shrub Size ~~Individual Trees~~

Species	Average Height	Average Diameter
Shrub - Willow	10'	3"
Tree - Cottonwood	25-30'	20"

General Observations

Disturbances (type and degree)	At the base of tailings pile
Invasive Species	Italian thistle, ripgut brome
Wildlife Observed	
~~Soil~~ Habitat Characteristics	This is a very small, isolated basin with a few very large cottonwoods and mature willows that provide high percent cover for a very small area.
Other	

willows are old and decadent but resprouting

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	3	Date	12/13/04	Conditions	partly cloudy, calm
Investigators	Tammie Beyerl, Wendy Watson				
Photos	8-10				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
Star Thistle		
Italian Thistle		
Soft Chess Brome		
Medusa Head		
Rose Clover		
Ripgut brome		

Total Cover

Herb	Shrub	Tree
95%	0	0

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	Historic dredging activities. Entire project site is grazed by cattle.
Invasive Species	Medusa Head, rip gut brome, star thistle, Italian thistle
Wildlife Observed	coyote scat
Soil Characteristics	rocky, cobbly
Other	Sample point is on top of tailings pile.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	4	Date	12/13/04	Conditions	partly cloudy, calm
Investigators	Tommy Beyer, Wendy Watson				
Photos	11-13				

Habitat Type: willow Riparian Scrub

Dominant Plant Species

Herb	Shrub	Tree
Italian Thistle	Willow (Salix lucida	
Geranium molle	ssp. lasiandra)	
Torilis arvensis		
Blessed milk thistle		
Grasses not flowering		

Total Cover

Herb	Shrub	Tree
40%	70%	Ø

Individual Trees

Species	Height	Diameter
Shrub-Willow	10'	2"

General Observations

Disturbances (type and degree)	cattle grazing - moderate
Invasive Species	Italian thistle
Wildlife Observed	
Soil Characteristics	clay loam, moist to surface (recent precipitation)
Other	in ravine @ base of tailing

mature willows that have broken off & resprouted many times

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	5	Date	12/13/04	Conditions	partly cloudy, calm
Investigators	Tammie Bessel, Wendy Watson				
Photos	14 - 17				

Habitat Type: Mixed Riparian Scrub

Dominant Plant Species

Herb	Shrub	Tree
Soft chess brome	coyote brush	Interior live oak
Geranium molle	willows	Cottonwood
Rose Clover		
Spring vetch (Vicia sp.)		
medusa head		
ripgut brome		

Total Cover

Herb	Shrub	Tree
85%	45%	10%

~~Individual Trees~~

Species	Height	Diameter
Shrub - coyote brush/willow	8'	1"
Tree - cottonwood/oak	20'	10"

General Observations

Disturbances (type and degree)	grazing - moderate
Invasive Species	medusa head, ripgut brome
Wildlife Observed	turkey vultures
~~Soil~~ Habitat Characteristics	Shrub canopy is fairly dense consisting of varying sizes of coyote brush shrubs.
Other Tree	Canopy is very open with scattered cottonwood and live oaks, coyote brush dominates except at edges where willows become dominant.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	6	Date	12/13/04	Conditions	scattered thin clouds, gentle breeze
Investigators	Tammie Beyrl, Wendy Watson				
Photos	18-22				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
Rose Clover	Coyote Brush	Cottonwood
Geranium molle	Willow	
Ripgut brome		
Italian Thistle		
Italian Rye Grass		
Filaree		
Non-Dominant:		
-fiddle dock		

Total Cover

Herb	Shrub	Tree
90%	1%	5%

Individual Trees

Species	Height	Diameter
Shrub	8'	
Trees - Cottonwood	30'	14"

General Observations

Disturbances (type and degree)	
Invasive Species	Italian Thistle, ripgut brome
Wildlife Observed	
Soil Characteristics	
Other	-shrubs restricted to edges

Very open tree canopy, shrubs restricted to edges

(single large walnut growing on upper bank photo 1 & 5)

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	7	Date	12/13/04	Conditions	partly cloudy, calm
Investigators	T. Beyerl, W. Watsone.				
Photos	23-26				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
Italian thistle	Ø	Fremont Cottonwood
Rose clover		
Stork's bill (Geranium molle)		
Hordeum murinum		
ripgut brome		
yellow star thistle		

Total Cover

Herb	Shrub	Tree
90%	Ø	10%

Individual Trees

Species	Height	Diameter
Cottonwood	35 ft.	16 in.

General Observations

Disturbances (type and degree)	Cattle grazing - moderate
Invasive Species	Italian thistle, ripgut brome
Wildlife Observed	Western Bluebird (several) Yellow-rumped warbler; meadowlark Dark-eyed junco; Note: numerous individuals present,
Soil Characteristics	
Other	open canopy, lots of woody debris

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	8	Date	12/13	Conditions	partly cloudy, slight breeze
Investigators	T Beugel, W. Watson				
Photos	27-28				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
Italian Thistle		
Filaree		
Rose Clover		
Soft Chess brome		
blessed milk thistle		
other grasses not flowering		

Total Cover

Herb	Shrub	Tree
90%	0	0

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	Point is on top of Dredge tailings
Invasive Species	Italian Thistle
Wildlife Observed	
Soil Characteristics	rocky, cobbly soil
Other	10% bare ground / rocks

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	9	Date	12/15/04	Conditions	partly cloudy, calm
Investigators	T. Beard W. Watson				
Photos	29-32				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
Ripgut brome	Willow (S. lucida lasiandra)	Cottonwood
soft chess brome	Coyote brush	
*Italian thistle		
rose clover		*Incidental
Vetch		1) interior live oak
filaree		
*Geranium molle		

Total Cover

Herb	Shrub	Tree
95%	10%	15%

Individual Trees

Species	Height	Diameter
shrub - willow/coyote brush	2'	4"
trees - cottonwood	30'	8"

General Observations

Disturbances (type and degree)	grazing - moderate
Invasive Species	Italian Thistle, ripgut brome
Wildlife Observed	quail → not @ sample site but in willow a short distance away
Soil Characteristics	
Other	

- a couple of interior live oaks though not a dominant
- shrubs restricted to edges

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	10	Date	12/13/04	Conditions	partly cloudy, gentle breeze
Investigators	T. Beugel, W. Watson				
Photos	33-36				

Habitat Type: annual grassland

Dominant Plant Species

Herb	Shrub	Tree
Medusa Head		
rose clover		
filaree		
Holocarpha virgata		
Other		
Fitchs Tarweed		

Total Cover

Herb	Shrub	Tree
99%	Ø	Ø

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	grazing- moderate
Invasive Species	Medusa Head
Wildlife Observed	Western Bluebird; Red tailed hawk flew over
Soil Characteristics	
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	11	Date	12/13/04	Conditions	overcast, calm
Investigators	T. Beusel, W. Watson				
Photos	37-40				

Habitat Type: Mixed Riparian Scrub

Dominant Plant Species

Herb	Shrub	Tree
Medusa Head	Willow	Cottonwood
Rose Clover	Coyote Brush	
Soft Chess Brome		
Filaree		
Geranium molle		
Italian Thistle		
Vetch (Vicia sp.)		

Total Cover

Herb	Shrub	Tree
95%	30%	<5%

Individual Trees

Species	Height	Diameter
Shrub - willow	7'	* 2"
Tree - Cottonwood	20'	14"
coyote brush	4'	1"

General Observations

Disturbances (type and degree)	grazing - low
Invasive Species	Italian Thistle Medusa Head
Wildlife Observed	
Soil Characteristics	
Other	*Willows are old shrubs that have broken off & resprouted, although many of them have large trunks, the large number sprouts brings the average dbh down - Cottonwoods are sparse

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	12	Date	12/13/04	Conditions	overcast, slight breeze
Investigators	T. Bennett, W. Watson				
Photos	41-44				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
Short Pod Mustard		
Italian Thistle		
(?) white sweet clover		
rip gut brome		
rose clover		
Vetch		
Blessed milk thistle		

Total Cover

Herb	Shrub	Tree
20%	Ø	Ø

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	
Invasive Species	Italian Thistle, rip gut brome
Wildlife Observed	
Soil Characteristics	*very rocky (top of tailing)
Other	- 1 coyote brush shrub present, 80% bare ground/rock

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	13	Date	12/13/04	Conditions	overcast, calm
Investigators	T. Beugel, W. Watson				
Photos	45-50 (2 photos of willow sprouted from lateral stem)				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
Medusa Head	willow	willow
Italian thistle	coyote brush (scattered few)	Fremont cottonwood
Stork's bill (Geranium molle)		
soft chess		
filaree		
rose clover		
blessed milk thistle		

Total Cover

Herb	Shrub	Tree
95%	5%	20%

Individual Trees

Species	Height	Diameter
willow	10 ft	6"
cottonwood	50 ft	24"

General Observations

Disturbances (type and degree)	light grazing
Invasive Species	Medusa Head
Wildlife Observed	Red-tailed Hawk flew over; stick nest in crotch of Cottonwood ~30 ft above (nest ~1½ ft diameter?); small (few inches) stick nests in willows ~20 ft
Soil Characteristics	moist surface, recent precipitation
Other	Very tall, mature willows & cottonwoods; deep, bowl-shaped basin

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	14	Date	12/13/04	Conditions	dusky, calm, overcast
Investigators	T. Beard w/ Watson				
Photos	51-54				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
rose clover		
filaree		
Medusa Head		
Holocarpha virgata		
rip gut brome		

Total Cover

Herb	Shrub	Tree
99%	0	0

Individual Trees

Species	Height	Diameter

General Observations

Disturbances (type and degree)	grazing - moderate
Invasive Species	Medusa Head rip gut brome
Wildlife Observed	great horned owl (near this site in Cottonwood) Starling
Soil Characteristics	
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	15	Date	12/13/14	Conditions	Dusk overcast, calm
Investigators	T. Bonnel, W. Watson				
Photos	55-58				

Habitat Type: Mixed Riparian Scrub

Dominant Plant Species

Herb	Shrub	Tree
Medusa Head	Coyote Brush	Cottonwood
Italian rye grass	Willow	
Geranium molle		
rose clover	other	other
Italian Thistle	salt cedar (1)	pine (1)
Soft Chess brome		
blessed milk thistle		

Total Cover

Herb	Shrub	Tree
90%	35%	10%

Individual Trees

Species	Height	Diameter
Shrub -	4'	1"
Tree	40'	15"

General Observations

Disturbances (type and degree)	grazing - moderate/low
Invasive Species	Italian Thistle, Medusa Head, salt cedar
Wildlife Observed	great horned owl recorded on site 14 moved into this area
~~Soil~~ Habitat Characteristics	shrub layer dominated by coyote brush.
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	16	Date	1/12/05	Conditions	cool, foggy, precipitation in last 24hrs
Investigators	T. Beyerl, W. Watson				
Photos	1-4				

Habitat Type: Elderry Savanna

Dominant Plant Species

Herb	Shrub	Tree
medusa head	Sambucus mexicana	Fremont cottonwood
rose clover		
Geranium molle		
Vicia		
Lolium multiflorum		
Bromus diandrus		

Total Cover

Herb	Shrub	Tree
99%	2%	<1% (few scattered)

Tree/Shrub Size

Species	Average Height	Average DBH
elderberry	9 feet	2 inches
cottonwood	20 feet	11 inches

General Observations

Disturbances (type and degree)	Historic dredging (point is between dredge piles), current light grazing (cattle)
Invasive Species	
Wildlife Observed	geese, meadowlark; savannah sparrow
Soil Characteristics	moist to surface, high amount of recent precipitation
Other	there are many large elderberry shrubs (5" DBH) but high number of suckers brings average down

large cottonwoods suitable for nesting raptors; open grassland for foraging; no dense vegetation for cover

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	17	Date	1/12/05	Conditions	Sunny, clear
Investigators	T. Beyerl, W. Walson				
Photos	5-8				

Habitat Type: Elderberry Savanna

Dominant Plant Species

Herb	Shrub	Tree
B. hordeaceus	Sambucus mexicana	Fremont Cottonwood
Medusahead		
rose clover		
Italian thistle		
Geranium molle		
blessed milk thistle		

Total Cover

Herb	Shrub	Tree
99%	5%	<1%

Tree/Shrub Size

Species	Average Height	Average DBH
elderberry	2 feet	2 inches
cottonwood	20 feet	11 inches

*Cottonwoods are restricted to the edges of the site consist of only 4 trees.

General Observations

Disturbances (type and degree)	same as 16
Invasive Species	
Wildlife Observed	variety [illegible]
~~Soil~~ Characteristics	Cottonwoods suitable for raptor nesting and open grassland for foraging. No desnse shrub cover.
Other	elderberry shrubs are all dead & broken off at this sample point with minimal resprouting at the present time

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	18	Date	1/12/05	Conditions	
Investigators					
Photos	9-12				

Habitat Type: Mixed Riparian Scrub

Dominant Plant Species

Herb	Shrub	Tree
soft chess brome	Coyote brush	cottonwood
medusa head	willow.	
Geranium molle		
rose clover		

Total Cover

Herb	Shrub	Tree
99%	40%	1%

Tree/Shrub Size

Species	Average Height	Average DBH
coyote brush	3 feet	1 inch
willow	10 feet	3 inches
cottonwood	30 feet	12 inches

General Observations

Disturbances (type and degree)	Same as 16 & 17
Invasive Species	
Wildlife Observed	3 Turkey Vultures [illegible] meadowlark
~~Soil~~ Habitat Characteristics	Cottonwoods are sparsely scattered, mostly restricted to edges: suitable for nesting raptors. Grassland for foraging
Other	and good shrub cover.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	19	Date	1/12/05	Conditions	sunny, clear, 50°F
Investigators					
Photos	13-16				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
soft chess brome	willow	cottonwood
medusa head		
Geranium molle		
blessed milk thistle		
Vicia		

Total Cover

Herb	Shrub	Tree
99%	<1%	10%

Tree/Shrub Size

Species	Average Height	Average DBH
willow	6 feet	2 inches
cottonwood	25 feet	12 inches

General Observations

Disturbances (type and degree)	Same as previous
Invasive Species	
Wildlife Observed	western bluebird, turkey vulture
~~Soil~~ Habitat Characteristics	Very open woodland with only a few widely scattered willow shrubs. Large cottonwood for nesting.
Other	Tailings piles are smaller and further apart so there are wider, more contiguous expasses of woodland. Not [illegible] more soil is present in the tailings.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	20	Date	1/12/05	Conditions	
Investigators					
Photos	17-20				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
Soft chess	willow	cottonwood
Medusa head		
Geranium molle		
rose clover		
vicia		
Italian thistle		occasional Live Oak

Total Cover

Herb	Shrub	Tree
99%	<1%	20%

Tree/Shrub Size

Species	Average Height	Average DBH
willow	10 feet	4 inches
cottonwood	35 feet	15 inches

General Observations

Disturbances (type and degree)	same as previous
Invasive Species	
Wildlife Observed	[illegible]
~~Soil~~ Habitat Characteristics	Open woodland with lots of cottonwoods of varying sizes, very few shrubs.
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	21	Date	1/12/05	Conditions	
Investigators					
Photos	21-24				

Habitat Type: Willow Scrub

Dominant Plant Species

Herb	Shrub	Tree
Geranium molle	willow	cottonwood
soft chess		
medusa head		
Torilis arvensis		

Total Cover

Herb	Shrub	Tree
95%	50%	2%

Tree/Shrub Size

Species	Average Height	Average DBH
Shining willow	12 feet	2 inches
cottonwood	20 feet	10 inches

General Observations

Disturbances (type and degree)	Same as previous. Tailings piles are smaller and flatter than those on western side of site.
Invasive Species	
Wildlife Observed	
~~Soil~~ ~~Habitat~~ Characteristics	Very good shrub cover (all willows), very few cottonwoods not suitable for raptor nesting or foraging but good habitat for smaller birds. Soil moist to surface.
Other	

Fairly small isolated patch (see map)

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	22	Date	1/12/05	Conditions	
Investigators					
Photos	25-28				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
Yellow starthistle	—	cottonwood
rose clover		
Geranium molle		
soft chess		
medusa head		
Erodium sp.		

Total Cover

Herb	Shrub	Tree
99%	Ø	< 1%

Tree/Shrub Size

Species	Average Height	Average DBH
cottonwood (1 tree)	20 feet	12 inches

General Observations

Disturbances (type and degree)	low, relatively flat tailings pile
Invasive Species	
Wildlife Observed	Western Meadowlark; white-tailed kite hovering (low)
~~Soil~~ Habitat Characteristics	Open grassland with no shrubs & only one tree. Not cobbly or rocky on surface.
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	23	Date	1/12/05	Conditions	clear, cool, 45°
Investigators					
Photos	29-32				

Habitat Type: cottonwood/willow/CBS

Dominant Plant Species

Herb	Shrub	Tree
Medusahead	willow	cottonwood
soft chess		willow
Geranium molle		
rose clover		

Total Cover

Herb	Shrub	Tree
98%	15%	15%

Tree/Shrub Size

Species	Average Height	Average DBH
coyote brush	7 feet	1 inch
willow	10 feet	2 inches
cottonwood	25 feet	13 inches

General Observations

Disturbances (type and degree)	Historic - dredging (site is in a basin between tall tailing piles.
Invasive Species	Italian thistle, medusahead
Wildlife Observed	Western Meadowlark
~~Soil~~ Habitat Characteristics	many tall cottonwoods, tall straight willows, and CB shrubs; good structural diversity
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	24	Date	1/12/05	Conditions	
Investigators					
Photos	33-36				

Habitat Type: Cottonwood/willow-CBS/elderberry (Mixed Riparian Scrub)

Dominant Plant Species

Herb	Shrub	Tree
medusahead	willow	cottonwood
soft chess	coyote brush	
rose clover	elderberry	

Total Cover

Herb	Shrub	Tree
98%	15%	0%

Tree/Shrub Size

Species	Average Height	Average DBH
coyote brush	6 feet	1 inch
elderberry	11 feet	2 inches
willow	10 feet	2.5 inches
cottonwood	30 feet	11 inches

General Observations

Disturbances (type and degree)	Basin between tailings piles
Invasive Species	fennel
Wildlife Observed	Western Meadowlark
~~Soil~~ Habitat Characteristics	Open - dense; dense clumps of shrubs; varying sizes of cottonwoods; occasional live oaks
Other	time for watering

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	25	Date	1/12/05	Conditions	
Investigators					
Photos	37-40				

Habitat Type: Annual Grassland

Dominant Plant Species

Herb	Shrub	Tree
soft chess	Ø	Ø
medusa head		
Vicia sp.		
rose clover		
blessed milk thistle		

Total Cover

Herb	Shrub	Tree
99%	Ø	Ø

Tree/Shrub Size

Species	Average Height	Average DBH

General Observations

Disturbances (type and degree)	
Invasive Species	
Wildlife Observed	[illegible]
~~Soil~~ Habitat Characteristics	Open grassland with high percentage of blessed milk thistle. Large cottonwoods suitable for nesting
Other	raptors are nearby [illegible]

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	26	Date	1/12/05	Conditions	
Investigators					
Photos	41-44				

Habitat Type: willow / Elderberry / CBS (Mixed Riparian scrub)

Dominant Plant Species

Herb	Shrub	Tree
soft brass	coyote brush	cottonwood
Vicia	elderberry	
Geranium molle	willow	

Total Cover

Herb	Shrub	Tree
99%	15%	<1%

Tree/Shrub Size

Species	Average Height	Average DBH
coyote brus	8 feet	1.5 inches
willow	12 feet	2.5 inches
elderberry	12 feet	2 inches
cottonwood	50 feet	20 inches

only a few cottonwoods

General Observations

Disturbances (type and degree)	
Invasive Species	
Wildlife Observed	[illegible]; savannah sparrow
Soil Characteristics	mostly shrubs - dense to open; dense patches with intervening open grassland
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	27	Date	1/13/05	Conditions	foggy, cold (40°F)
Investigators	T. Beaver and Wendy Watson				
Photos	45-48				

Habitat Type: Cottonwood-Willow Riparian Forest

Dominant Plant Species

Herb	Shrub	Tree
soft chess brome	Shining willow	Fremont cottonwood
Geranium		Shining willow
Other grasses (UF)		

Total Cover

Herb	Shrub	Tree
90%	40%	30%

Tree/Shrub Size

Species	Average Height	Average DBH
willow	13 feet	3 inches
cottonwood	40 feet	13 inches

General Observations

Disturbances (type and degree)	Historic - dredging; point is in basin between tailings piles Current - light cattle grazing
Invasive Species	
Wildlife Observed	
~~Soil~~ Habitat Characteristics	Good tree and shrub cover; good structural diversity; varying sizes of trees & shrubs. better cover and reagneration in the basin compared to other points where trees & shrubs were mostly restricted to edges.
Other	

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	28	Date	1/12/05	Conditions	
Investigators					
Photos	49-52				

Habitat Type: Cottonwood-willow Riparian Forest

Dominant Plant Species

Herb	Shrub	Tree
Rose clover	Shining willow	Fremont cottonwood
Geranium		Shining willow
Grasses (NF)		
Italian thistle		

Total Cover

Herb	Shrub	Tree
65%	40%	40%

Tree/Shrub Size

Species	Average Height	Average DBH
willow	14 feet	3 inches
cottonwood	40 feet	19 inches

General Observations

Disturbances (type and degree)	
Invasive Species	
Wildlife Observed	[illegible]; vocals of several sp. birds; Ruby-crowned kinglet, white crowned sparrow
Soil Characteristics	Much of basin is inundated creating large pools; willows & cottonwood are growing in pools and around, great structural diversity
Other	Downed woody debris in pools creates additional habitat opportunities.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	29	Date	1/13/05	Conditions	Overcast, cold
Investigators					
Photos	53-56, 57 is an overview of the swampy area				

Habitat Type: Cottonwood-Willow Riparian Forest

Dominant Plant Species

Herb	Shrub	Tree
soft chess brome	Shining willow	Fremont cottonwood
medusa head		shining willow
ripgut brome		
Erodium		

Total Cover

Herb	Shrub	Tree
75%	50%	40%

Tree/Shrub Size

Species	Average Height	Average DBH
Shining willow	15 feet	3 inches
cottonwood	35 feet	16 inches

General Observations

Disturbances (type and degree)	Site is a bowl-shaped excavation near tailings piles. Light cattle grazing is ongoing.
Invasive Species	
Wildlife Observed	numerous birds present; Say's Phoebe; Western Bluebird; Bewick's Wren;
Soil Characteristics	Great structural diversity; dense thickets of willows; tall tree-like willows as well as shrubby willows, ponded water
Other	(swampy), large cottonwoods. Good nesting opportunities for small birds and cover for small mammals in willow thickets.

[illegible] surveyed this habitat is [illegible] quality

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	30	Date	1/13/05	Conditions	Overcast, cold
Investigators	T. Beyerl & W. Watson				
Photos	58-61				

Habitat Type: Coyote brush scrub

Dominant Plant Species

Herb	Shrub	Tree
medusa head	coyote brush	Fremont cottonwood
soft chess	shining willow (not	
rose clover	dominant, widely scattered)	
yellow star thistle		

Total Cover

Herb	Shrub	Tree
95%	55%	2%

Tree/Shrub Size

Species	Average Height	Average DBH
coyote brush	4 feet	1 inch
shining willow	11 feet	2 inches
cottonwood	35 feet	21 inches

General Observations

Disturbances (type and degree)	
Invasive Species	
Wildlife Observed	[illegible]; savannah sparrow
~~Soil~~ Habitat Characteristics	Characterized predominantly by coyote brush, few scattered willows and cottonwoods
Other	adjacent area w/ cottonwoods [illegible]

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	31	Date	1/13/05	Conditions	overcast, cold
Investigators					
Photos	62-65				

Habitat Type: Cottonwood woodland

Dominant Plant Species

Herb	Shrub	Tree
medusahead	shining willow	cottonwood
soft chess		
mustard		
geranium		
Vicia sp.		

Total Cover

Herb	Shrub	Tree
99%	5%	1%

Tree/Shrub Size

Species	Average Height	Average DBH
shining willow	7.5 feet	1.5 inches
cotton wood	40 feet	32 inches

General Observations

Disturbances (type and degree)	Basin between tailings piles, light cattle grazing.
Invasive Species	
Wildlife Observed	Western Bluebird; several unidentified small birds flew by general area - [illegible]
~~Soil~~ Habitat Characteristics	Open woodland with scattered willow shrubs in the understory. The cottonwood trees are very large and widely scattered.
Other	One live oak. Trees are restricted to edge of basin.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	32	Date	1/13/05	Conditions	overcast, cold
Investigators					
Photos	66-69				

Habitat Type: Cotton wood Woodland

Dominant Plant Species

Herb	Shrub	Tree
ripgut	Shining willow	cottonwood
medusahead		
Geranium		
Vicia		
Italian thistle		

Total Cover

Herb	Shrub	Tree
99%	1%	1%

Tree/Shrub Size

Species	Average Height	Average DBH
shining willow	11 feet	5 inches
cottonwood	45 feet	27 inches

General Observations

Disturbances (type and degree)	Between tailings piles. Light cattle grazing ongoing.
Invasive Species	
Wildlife Observed	[illegible] Nuttals [illegible]; [illegible]; savannah sparrow
Soil Characteristics	Very open woodland with sparsely scattered trees & shrubs primarily on the edge of the basin. Basin floor is
Other	open grassland.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	33	Date	1/13/05	Conditions	overcast, cold
Investigators					
Photos	70-73				

Habitat Type: Cottonwood Woodland

Dominant Plant Species

Herb	Shrub	Tree
medusa head	Ø	Fremont cottonwood
yellow starthistle		
Vicia		
Erodium		

Total Cover

Herb	Shrub	Tree
99%	Ø	1%

Tree/Shrub Size

Species	Average Height	Average DBH
cottonwood	35 feet	25 inches

General Observations

Disturbances (type and degree)	Light cattle grazing; historic dredging
Invasive Species	
Wildlife Observed	starling; savannah sparrow; meadowlark;
Soil Habitat Characteristics	Flat, open woodland. Large cottonwood trees with herbaceous understory, no shrub layer. A lot of dead cottonwood and
Other	downed branches. Does not appear that cottonwoods are regenerating.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	34	Date		Conditions	
Investigators					
Photos	74-77				

Habitat Type: Oak Woodland

Dominant Plant Species

Herb	Shrub	Tree
medusahead	Coyote brush	Interior live oak
Geranium		
	There are scattered	willow and elderberry
	shrubs and also gray pines.	

Total Cover

Herb	Shrub	Tree
98%	40%	25%

Tree/Shrub Size

Species	Average Height	Average DBH
Coyote brush	7 feet	1 inch
live oak	40 feet	1 inches

General Observations

Disturbances (type and degree)	Basin between tailings piles.
Invasive Species	
Wildlife Observed	Oak titmouse;
Soil Characteristics	Good shrub cover, tall live oaks but generally not suitable for raptor nests. Good cover for small areas and
Other	mammals.

Habitat Evaluation Data Form
Rio Del Oro

Sample Number	35	Date		Conditions	
Investigators					
Photos	70-73				

mapped as MRS but maybe should add another category for this, maybe call it mixed riparian woodland or willow woodland - will have to edit the exhibit.

Habitat Type: Willow Woodland

Dominant Plant Species

Herb	Shrub	Tree
medusahead	Shining willow	Shining willow
rose clover		interior live oak
yellow star thistle		
some CA poppy		
coming up.		

Total Cover

Herb	Shrub	Tree
95%	5%	5%

Individual Trees

Species	Height	Diameter
willow	17 feet	4 inches
live oak	25 feet	9 inches

General Observations

Disturbances (type and degree)	Close to White Rock Rd.; between tailings piles. Light cattle grazing.
Invasive Species	
Wildlife Observed	White-crowned sparrow; Savannah sparrow;
Soil Characteristics	Ponded water in basin; some very large (30 feet) willows as well as smaller shrubby willows; good willow regeneration.
Other	[illegible] White Rock Rd

APPENDIX C

U.S. FISH AND WILDLIFE SERVICE SPECIES LIST (2004)

RECEIVED MAR 15 2004

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W2605
Sacramento, California 95825

IN REPLY REFER TO:
1-1-04-SP-1074

MAR 11 2004

Petra Unger
EDAW, Inc.
2022 J Street
Sacramento, California 95814

Subject: Species List for Rio del Ora, Rancho Cordova

Dear Petra Unger:

We are sending the enclosed list in response to your request for information about endangered and threatened species (Enclosure A). The list covers the U.S. Geological Survey 7.5 minute quad(s) where your project is planned.

Please read Important Information About Your Species List (Enclosure B). It explains how we made the list and describes your responsibilities under the Endangered Species Act. Contact Adam Zerrenner at (916) 414-6645, if you have any questions about the enclosed list or your responsibilities under the Endangered Species Act.

For the fastest response to species list requests, address them to the attention of Species Lists at this address. You may fax requests to (916) 414-6712 or 414-6713.

Sincerely,

for Chris Nagano, Chief
Endangered Species Division

Enclosures

ENCLOSURE A

Endangered and Threatened Species that May Occur in or be Affected by
Projects in the Area of the Following California Counties
Reference File No. 1-1-04-SP-1074
Rio del Ora, Rancho Cordova
March 11, 2004

SACRAMENTO COUNTY

Listed Species

Mammals

riparian (San Joaquin Valley) woodrat, *Neotoma fuscipes riparia* (E) *

Birds

bald eagle, *Haliaeetus leucocephalus* (T)

Reptiles

giant garter snake, *Thamnophis gigas* (T)

Amphibians

California red-legged frog, *Rana aurora draytonii* (T)

Fish

Central Valley spring-run chinook salmon, *Oncorhynchus tshawytscha* (T) NMFS

Central Valley steelhead, *Oncorhynchus mykiss* (T) NMFS

Critical habitat, delta smelt, *Hypomesus transpacificus* (T)

Critical habitat, winter-run chinook salmon, *Oncorhynchus tshawytscha* (E) NMFS

delta smelt, *Hypomesus transpacificus* (T)

winter-run chinook salmon, *Oncorhynchus tshawytscha* (E) NMFS

Invertebrates

Conservancy fairy shrimp, *Branchinecta conservatio* (E)

Critical habitat, valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

Critical habitat, vernal pool invertebrates, (X)

delta green ground beetle, *Elaphrus viridis* (T)

valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

vernal pool fairy shrimp, *Branchinecta lynchi* (T)

vernal pool tadpole shrimp, *Lepidurus packardi* (E)

Plants

Antioch Dunes evening-primrose, *Oenothera deltoides ssp. howellii* (E)

Critical habitat, vernal pool plants, (X)

Sacramento Orcutt grass, *Orcuttia viscida* (E)

slender Orcutt grass, *Orcuttia tenuis* (T)

soft bird's-beak, *Cordylanthus mollis ssp. mollis* (E) *

ENCLOSURE A

Endangered and Threatened Species that May Occur in
or be Affected by Projects in the Selected Quads Listed Below
Reference File No. 1-1-04-SP-1074

Rio del Ora, Rancho Cordova

March 11, 2004

QUAD: 511B FOLSOM

Listed Species

Birds

bald eagle, *Haliaeetus leucocephalus* (T)

Reptiles

giant garter snake, *Thamnophis gigas* (T)

Amphibians

California red-legged frog, *Rana aurora draytonii* (T)

Fish

delta smelt, *Hypomesus transpacificus* (T)

Central Valley steelhead, *Oncorhynchus mykiss* (T) NMFS

winter-run chinook salmon, *Oncorhynchus tshawytscha* (E) NMFS

Central Valley spring-run chinook salmon, *Oncorhynchus tshawytscha* (T) NMFS

Invertebrates

Critical habitat, vernal pool invertebrates, (X)

vernal pool fairy shrimp, *Branchinecta lynchi* (T)

valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

vernal pool tadpole shrimp, *Lepidurus packardi* (E)

Plants

Critical habitat, vernal pool plants, (X)

Sacramento Orcutt grass, *Orcuttia viscida* (E)

Proposed Species

Amphibians

California tiger salamander, *Ambystoma californiense* (PT)

Candidate Species

Fish

green sturgeon, *Acipenser medirostris* (C)

Central Valley fall/late fall-run chinook salmon, *Oncorhynchus tshawytscha* (C) NMFS

Critical habitat, Central Valley fall/late fall-run chinook, *Oncorhynchus tshawytscha* (C) NMFS

Species of Concern

Mammals

Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)

spotted bat, *Euderma maculatum* (SC)

greater western mastiff-bat, *Eumops perotis californicus* (SC)

small-footed myotis bat, *Myotis ciliolabrum* (SC)

long-eared myotis bat, *Myotis evotis* (SC)

fringed myotis bat, *Myotis thysanodes* (SC)

long-legged myotis bat, *Myotis volans* (SC)

Yuma myotis bat, *Myotis yumanensis* (SC)

San Joaquin pocket mouse, *Perognathus inornatus* (SC)

Birds

tricolored blackbird, *Agelaius tricolor* (SC)

western burrowing owl, *Athene cunicularia hypugaea* (SC)

oak titmouse, *Baeolophus inornatus* (SLC)

Aleutian Canada goose, *Branta canadensis leucopareia* (D)

Swainson's hawk, *Buteo Swainsoni* (CA)

ferruginous hawk, *Buteo regalis* (SC)

Lawrence's goldfinch, *Carduelis lawrencei* (SC)

Vaux's swift, *Chaetura vauxi* (SC)

mountain plover, *Charadrius montanus* (SC)

black swift, *Cypseloides niger* (SC)

white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

little willow flycatcher, *Empidonax traillii brewsteri* (CA)

prairie falcon, *Falco mexicanus* (SC)

American peregrine falcon, *Falco peregrinus anatum* (D)

loggerhead shrike, *Lanius ludovicianus* (SC)

Lewis' woodpecker, *Melanerpes lewis* (SC)

long-billed curlew, *Numenius americanus* (SC)

Nuttall's woodpecker, *Picoides nuttallii* (SLC)

white-faced ibis, *Plegadis chihi* (SC)

bank swallow, *Riparia riparia* (CA)

rufous hummingbird, *Selasphorus rufus* (SC)

California thrasher, *Toxostoma redivivum* (SC)

Reptiles

northwestern pond turtle, *Clemmys marmorata marmorata* (SC)

loggerhead shrike, *Lanius ludovicianus* (SC)
long-billed curlew, *Numenius americanus* (SC)
marbled godwit, *Limosa fedoa* (SC)
mountain plover, *Charadrius montanus* (SC)
oak titmouse, *Baeolophus inornatus* (SLC)
red-breasted sapsucker, *Sphyrapicus ruber* (SC)
rufous hummingbird, *Selasphorus rufus* (SC)
tricolored blackbird, *Agelaius tricolor* (SC)
western burrowing owl, *Athene cunicularia hypugaea* (SC)
white-faced ibis, *Plegadis chihi* (SC)
white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

Reptiles

California horned lizard, *Phrynosoma coronatum frontale* (SC)
northwestern pond turtle, *Clemmys marmorata marmorata* (SC)
silvery legless lizard, *Anniella pulchra pulchra* (SC)
southwestern pond turtle, *Clemmys marmorata pallida* (SC)

Amphibians

foothill yellow-legged frog, *Rana boylii* (SC)
western spadefoot toad, *Spea hammondii* (SC)

Fish

Kern brook lamprey, *Lampetra hubbsi* (SC)
Pacific lamprey, *Lampetra tridentata* (SC)
Sacramento splittail, *Pogonichthys macrolepidotus* (SC)
longfin smelt, *Spirinchus thaleichthys* (SC)
river lamprey, *Lampetra ayresi* (SC)

Invertebrates

Antioch Dunes anthicid beetle, *Anthicus antiochensis* (SC)
California linderiella fairy shrimp, *Linderiella occidentalis* (SC)
Midvalley fairy shrimp, *Branchinecta mesovallensis* (SC)
Sacramento anthicid beetle, *Anthicus sacramento* (SC)
San Joaquin dune beetle, *Coelus gracilis* (SC)
curved-foot hygrotus diving beetle, *Hygrotus curvipes* (SC)

Plants

Ahart's (dwarf) rush, *Juncus leiospermus var. ahartii* (SC)
Amador (Bisbee Peak) rush-rose, *Helianthemum suffrutescens* (SLC)
Boggs Lake hedge-hyssop, *Gratiola heterosepala* (CA)
Mason's lilaeopsis, *Lilaeopsis masonii* (SC)

Candidate Species

Fish

green sturgeon, *Acipenser medirostris* (C)

Central Valley fall/late fall-run chinook salmon, *Oncorhynchus tshawytscha* (C) NMFS

Species of Concern

Mammals

Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)

spotted bat, *Euderma maculatum* (SC)

greater western mastiff-bat, *Eumops perotis californicus* (SC)

small-footed myotis bat, *Myotis ciliolabrum* (SC)

long-legged myotis bat, *Myotis volans* (SC)

Yuma myotis bat, *Myotis yumanensis* (SC)

San Joaquin pocket mouse, *Perognathus inornatus* (SC)

Birds

tricolored blackbird, *Agelaius tricolor* (SC)

western burrowing owl, *Athene cunicularia hypugaea* (SC)

oak titmouse, *Baeolophus inornatus* (SLC)

Aleutian Canada goose, *Branta canadensis leucopareia* (D)

Swainson's hawk, *Buteo Swainsoni* (CA)

ferruginous hawk, *Buteo regalis* (SC)

Lawrence's goldfinch, *Carduelis lawrencei* (SC)

Vaux's swift, *Chaetura vauxi* (SC)

mountain plover, *Charadrius montanus* (SC)

black swift, *Cypseloides niger* (SC)

white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

little willow flycatcher, *Empidonax traillii brewsteri* (CA)

prairie falcon, *Falco mexicanus* (SC)

American peregrine falcon, *Falco peregrinus anatum* (D)

greater sandhill crane, *Grus canadensis tabida* (CA)

loggerhead shrike, *Lanius ludovicianus* (SC)

Lewis' woodpecker, *Melanerpes lewis* (SC)

long-billed curlew, *Numenius americanus* (SC)

Nuttall's woodpecker, *Picoides nuttallii* (SLC)

white-faced ibis, *Plegadis chihi* (SC)

bank swallow, *Riparia riparia* (CA)

rufous hummingbird, *Selasphorus rufus* (SC)

California thrasher, *Toxostoma redivivum* (SC)

Reptiles

northwestern pond turtle, *Clemmys marmorata marmorata* (SC)

California horned lizard, *Phrynosoma coronatum frontale* (SC)

Amphibians

western spadefoot toad, *Spea hammondii* (SC)

Fish

Sacramento splittail, *Pogonichthys macrolepidotus* (SC)

longfin smelt, *Spirinchus thaleichthys* (SC)

Invertebrates

Midvalley fairy shrimp, *Branchinecta mesovallensis* (SC)

California linderiella fairy shrimp, *Linderiella occidentalis* (SC)

Plants

Boggs Lake hedge-hyssop, *Gratiola heterosepala* (CA)

Ahart's (dwarf) rush, *Juncus leiospermus var. ahartii* (SC) *

legenere, *Legenere limosa* (SC)

QUAD: 512A CITRUS HEIGHTS

Listed Species

Birds

bald eagle, *Haliaeetus leucocephalus* (T)

Reptiles

giant garter snake, *Thamnophis gigas* (T)

Amphibians

California red-legged frog, *Rana aurora draytonii* (T)

Fish

delta smelt, *Hypomesus transpacificus* (T)

Central Valley steelhead, *Oncorhynchus mykiss* (T) NMFS

winter-run chinook salmon, *Oncorhynchus tshawytscha* (E) NMFS

Central Valley spring-run chinook salmon, *Oncorhynchus tshawytscha* (T) NMFS

Invertebrates

Critical habitat, vernal pool invertebrates, (X)

vernal pool fairy shrimp, *Branchinecta lynchi* (T)

valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

vernal pool tadpole shrimp, *Lepidurus packardi* (E)

Plants

Critical habitat, vernal pool plants, (X)

Proposed Species

Amphibians

California tiger salamander, *Ambystoma californiense* (PT)

Candidate Species

Fish

green sturgeon, *Acipenser medirostris* (C)

Central Valley fall/late fall-run chinook salmon, *Oncorhynchus tshawytscha* (C) NMFS

Species of Concern

Mammals

Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)

greater western mastiff-bat, *Eumops perotis californicus* (SC)

small-footed myotis bat, *Myotis ciliolabrum* (SC)

long-legged myotis bat, *Myotis volans* (SC)

Yuma myotis bat, *Myotis yumanensis* (SC)

San Joaquin pocket mouse, *Perognathus inornatus* (SC)

Birds

tricolored blackbird, *Agelaius tricolor* (SC)

western burrowing owl, *Athene cunicularia hypugaea* (SC)

oak titmouse, *Baeolophus inornatus* (SLC)

Aleutian Canada goose, *Branta canadensis leucopareia* (D)

Swainson's hawk, *Buteo Swainsoni* (CA)

ferruginous hawk, *Buteo regalis* (SC)

Lawrence's goldfinch, *Carduelis lawrencei* (SC)

Vaux's swift, *Chaetura vauxi* (SC)

mountain plover, *Charadrius montanus* (SC)

white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

little willow flycatcher, *Empidonax traillii brewsteri* (CA)

prairie falcon, *Falco mexicanus* (SC)

American peregrine falcon, *Falco peregrinus anatum* (D)

greater sandhill crane, *Grus canadensis tabida* (CA)

loggerhead shrike, *Lanius ludovicianus* (SC)

Lewis' woodpecker, *Melanerpes lewis* (SC)

long-billed curlew, *Numenius americanus* (SC)

Nuttall's woodpecker, *Picoides nuttallii* (SLC)

white-faced ibis, *Plegadis chihi* (SC)

bank swallow, *Riparia riparia* (CA)
rufous hummingbird, *Selasphorus rufus* (SC)

Reptiles

northwestern pond turtle, *Clemmys marmorata marmorata* (SC)

California horned lizard, *Phrynosoma coronatum frontale* (SC)

Amphibians

western spadefoot toad, *Spea hammondii* (SC)

Fish

Sacramento splittail, *Pogonichthys macrolepidotus* (SC)

longfin smelt, *Spirinchus thaleichthys* (SC)

Invertebrates

Midvalley fairy shrimp, *Branchinecta mesovallensis* (SC)

California linderiella fairy shrimp, *Linderiella occidentalis* (SC)

Plants

valley sagittaria (=Sanford's arrowhead), *Sagittaria sanfordii* (SC)

QUAD: 512D CARMICHAEL

Listed Species

Birds

bald eagle, *Haliaeetus leucocephalus* (T)

Reptiles

giant garter snake, *Thamnophis gigas* (T)

Amphibians

California red-legged frog, *Rana aurora draytonii* (T)

Fish

delta smelt, *Hypomesus transpacificus* (T)

Central Valley steelhead, *Oncorhynchus mykiss* (T) NMFS

winter-run chinook salmon, *Oncorhynchus tshawytscha* (E) NMFS

Central Valley spring-run chinook salmon, *Oncorhynchus tshawytscha* (T) NMFS

Invertebrates

Critical habitat, vernal pool invertebrates, (X)

vernal pool fairy shrimp, *Branchinecta lynchi* (T)

Critical habitat, valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

valley elderberry longhorn beetle, *Desmocerus californicus dimorphus* (T)

vernal pool tadpole shrimp, *Lepidurus packardi* (E)

Plants

Critical habitat, vernal pool plants, (X)

Proposed Species

Amphibians

California tiger salamander, *Ambystoma californiense* (PT)

Candidate Species

Fish

green sturgeon, *Acipenser medirostris* (C)

Central Valley fall/late fall-run chinook salmon, *Oncorhynchus tshawytscha* (C) NMFS

Critical habitat, Central Valley fall/late fall-run chinook, *Oncorhynchus tshawytscha* (C) NMFS

Species of Concern

Mammals

Pacific western big-eared bat, *Corynorhinus (=Plecotus) townsendii townsendii* (SC)

small-footed myotis bat, *Myotis ciliolabrum* (SC)

long-legged myotis bat, *Myotis volans* (SC)

Yuma myotis bat, *Myotis yumanensis* (SC)

San Joaquin pocket mouse, *Perognathus inornatus* (SC)

Birds

tricolored blackbird, *Agelaius tricolor* (SC)

western burrowing owl, *Athene cunicularia hypugaea* (SC)

oak titmouse, *Baeolophus inornatus* (SLC)

Aleutian Canada goose, *Branta canadensis leucopareia* (D)

Swainson's hawk, *Buteo Swainsoni* (CA)

ferruginous hawk, *Buteo regalis* (SC)

Lawrence's goldfinch, *Carduelis lawrencei* (SC)

Vaux's swift, *Chaetura vauxi* (SC)

mountain plover, *Charadrius montanus* (SC)

white-tailed (=black shouldered) kite, *Elanus leucurus* (SC)

little willow flycatcher, *Empidonax traillii brewsteri* (CA)

prairie falcon, *Falco mexicanus* (SC)

American peregrine falcon, *Falco peregrinus anatum* (D)

greater sandhill crane, *Grus canadensis tabida* (CA)

loggerhead shrike, *Lanius ludovicianus* (SC)

Lewis' woodpecker, *Melanerpes lewis* (SC)

long-billed curlew, *Numenius americanus* (SC)

Nuttall's woodpecker, *Picoides nuttallii* (SLC)

white-faced ibis, *Plegadis chihi* (SC)

bank swallow, *Riparia riparia* (CA)
rufous hummingbird, *Selasphorus rufus* (SC)

Reptiles

northwestern pond turtle, *Clemmys marmorata marmorata* (SC)

California horned lizard, *Phrynosoma coronatum frontale* (SC)

Amphibians

western spadefoot toad, *Spea hammondii* (SC)

Fish

Sacramento splittail, *Pogonichthys macrolepidotus* (SC)

longfin smelt, *Spirinchus thaleichthys* (SC)

Invertebrates

Midvalley fairy shrimp, *Branchinecta mesovallensis* (SC)

California linderiella fairy shrimp, *Linderiella occidentalis* (SC)

Plants

Boggs Lake hedge-hyssop, *Gratiola heterosepala* (CA)

Ahart's (dwarf) rush, *Juncus leiospermus var. ahartii* (SC)

valley sagittaria (=Sanford's arrowhead), *Sagittaria sanfordii* (SC)

KEY:

(E)	*Endangered*	Listed (in the Federal Register) as being in danger of extinction.
(T)	*Threatened*	Listed as likely to become endangered within the foreseeable future.
(P)	*Proposed*	Officially proposed (in the Federal Register) for listing as endangered or threatened.
(PX)	*Proposed Critical Habitat*	Proposed as an area essential to the conservation of the species.
(C)	*Candidate*	Candidate to become a *proposed* species.
(SC)	*Species of Concern*	May be endangered or threatened. Not enough biological information has been gathered to support listing at this time.
(SLC)	*Species of Local Concern*	Species of local or regional concern or conservation significance.
(MB)	*Migratory Bird*	Migratory bird
NMFS	NMFS species	Under the jurisdiction of the National Marine Fisheries Service. Contact them directly.
(D)	*Delisted*	Delisted. Status to be monitored for 5 years.
(CA)	*State-Listed*	Listed as threatened or endangered by the State of California.
(*)	*Extirpated*	Possibly extirpated from this quad.
(**)	*Extinct*	Possibly extinct.
	Critical Habitat	Area essential to the conservation of a species.

ENCLOSURE B

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute *quads*. The United States is divided into these quads, which are about the size of San Francisco. If you requested your list by quad name or number, that is what we used. Otherwise, we used the information you sent us to determine which quad or quads to use.

The animals on your species list are ones that occur within, *or may be affected by projects within*, the quads covered by the list. Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them. Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents. Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regard-less of whether they appear on a quad list.
Plants

Any plants on your list are ones *that have actually been observed* in the quad or quads covered by the list. We have also included either a county species list or a list of species in nearby quads. We recommend that you check your project area for these plants. Plants may exist in an area without ever having been detected there.

Surveying

Some of the species on your list may not be affected by your project. A trained biologist or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list. For plant surveys, we recommend using the enclosed *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Species*. The results of your surveys should be published in any environmental documents prepared for your project.

State-Listed Species

If a species has been listed as threatened or endangered by the State of California, but not by us nor by the National Marine Fisheries Service, it will appear on your list as a Species of Concern. *However you should contact the California Department of Fish and Game for official information about these species.* Call (916) 322-2493 or write Marketing Manager, California Department of Fish and Game, Natural Diversity Data Base, 1416 Ninth Street, Sacramento, California 95814.

Your Responsibilities Under the Endangered Species Act

All plants and animals identified as *listed* on Enclosure A are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the *take* of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal. Take may include significant habitat

conservation actions. Such conservation actions vary depending on the health of the populations and degree and types of threats. At one extreme, there may only need to be periodic monitoring of populations and threats to the species and its habitat. At the other extreme, a species may need to be listed as a Federal threatened or endangered species. Species of concern receive no legal protection and the use of the term does not necessarily mean that the species will eventually be proposed for listing as a threatened or endangered species.

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6580.

Updates

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed, candidate and special concern species in your planning, this should not be a problem. We also continually strive to make our information as accurate as possible. Sometimes we learn that a particular species has a different range than we thought. This should not be a problem if you consider the species on the county that we have enclosed. If you have a long-term project or if your project is delayed, please contact us for a current list. You can also find out the current status of a species by going to the Service's Internet page: www.fws.gov.

a. a map showing federally listed, proposed and candidate species distribution as they relate to the proposed project

b. if target species is (are) associated with wetlands, a description of the direction and integrity of flow of surface hydrology. If target species is (are) affected by adjacent off-site hydrological influences, describe these factors.

c. the target species phenology and microhabitat, an estimate of the number of individuals of each target species per unit area; identify areas of high, medium and low density of target species over the project site, and provide acres of occupied habitat of target species. Investigators could provide color slides, photos or color copies of photos of target species or representative habitats to support information or descriptions contained in reports.

d. the degree of impact(s), if any, of the proposed project as it relates to the potential unoccupied habitat of target habitat.

6. Document findings of target species by completing California Native Species Field Survey Form(s) and submit form(s) to the Natural Diversity Data Base. Documentation of determinations and/or voucher specimens may be useful in cases of taxonomic ambiguities, habitat or range extensions.

7. Report as an addendum to the original survey, any change in abundance and distribution of target plants in subsequent years. Project sites with inventories older than three years from the current date of project proposal submission will likely need additional survey. Investigators need to assess whether an additional survey(s) is (are) needed.

8. Adverse conditions may prevent investigator(s) from determining presence or identifying some target species in potential habitat(s) of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any year. An additional botanical inventory(ies) in a subsequent year(s) may be required if adverse conditions occur in a potential habitat(s). Investigator(s) may need to discuss such conditions.

9. Guidance from California Department of Fish and Game (CDFG) regarding plant and plant community surveys can be found in Guidelines for Assessing the Effects of Proposed Developments on Rare and Endangered Plants and Plant Communities, 1984. Please contact the CDFG Regional Office for questions regarding the CDFG guidelines and for assistance in determining any applicable State regulatory requirements.

APPENDIX F

CONSISTENCY OF THE RIO DEL ORO PROJECT WITH THE CITY OF RANCHO CORDOVA GENERAL PLAN

TABLE 3.1
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN LAND USE POLICIES *

General Plan Policies	Consistency	Analysis
Policy LU.1.3 Maintain a strong jobs-housing ratio, with a diverse job base and corresponding housing stock, within the Planning Area. Improve the relationship and proximity of jobs to housing and commercial services. (Further implemented through Action LU.1.3.2)	Yes	As described in Section 3.2, the project is expected to result in an improved jobs housing ratio than what current exists and is generally consistent with the City's General Plan in regards to the mix of residential and nonresidential land uses. Additionally, the project area includes retail, commercial, and industrial uses interspersed with residential uses; thereby providing jobs within proximity to housing.
Policy LU.1.6 Ensure adequate provisions for development of civic uses (public/quasi-public). (Further implemented by Action LU.1.6.1)	Yes	The proposed project includes the designation of public uses including public schools, parks (e.g., community park), and other public or quasi-public uses. Additional civic uses, such as hospitals, are listed as allowed uses in other zoning designations as well.
Policy LU.1.9 The City shall require development to protect one acre of existing farmland of equal or higher quality for each acre of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance that would be converted to non-agricultural uses. This protection may consist of the establishment of farmland conservation easements, farmland deed restrictions, or other appropriate farmland conservation in perpetuity, but may also be utilized for compatible wildlife conservation efforts. The farmland to be preserved shall be located within Sacramento County and must have adequate water supply to support agricultural use. As part of the consideration of land areas proposed to be protected, the City shall consider the benefits of preserving farmlands in proximity to other protected lands.	Yes	The project site does not include any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no protection of existing farmland is required and the proposed project is consistent with this policy.
Policy LU.2.1 Ensure future land use and growth within the Planning Area adheres to the City's eight smart growth principles, as described in this Element. *Smart growth principles that apply to the proposed project are:* • *Transportation Choices* • *Housing Choices* • *Integrated (Mixed) Land Uses* • *Compact Urban Development* • *Walkable Neighborhoods* • *Preservation/Integration of Natural Resources* • *Quality Design/Sense of Place*	Yes	The proposed project impacts the seven applicable Smart Growth Principles as follows: • *Transportation Choices* - In addition to major roads planned throughout the project, transit opportunities are provided along those roads. Additionally, the project has proposed pedestrian/bicycle path network for the site. • *Housing Choices* - The proposed project includes a mix of high, medium, and low-density residential land uses, providing choices for future residents in the area of density and ultimately home size and price.

TABLE 3.1 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN LAND USE POLICIES *

General Plan Policies	Consistency	Analysis
		• *Mixed Land Uses* - The proposed project includes residential, commercial, office, and industrial land uses. • *Compact Urban Development* - The proposed project is designed with commercial land uses surrounded by residential uses and connected by both roads and pedestrian/bicycle paths. Neighborhoods within the proposed project are consistent with the building blocks concept of the City and are therefore clustered and compact. • *Walkable Neighborhoods* - Residential land uses in the proposed project are clustered around transit and commercial opportunities, fostering a walkable community and serving to create compact residential areas. • *Preservation/Integration of Natural Resources* - The proposed project includes a 507-acre wetland preserve in the southern portion of the project. The project would also include additional open space associated with project drainage improvements and habitat preservation for VELB. • *Quality Design/Sense of Place* - The final design of structures within the proposed project will be subject to the Rio del Oro Specific Plan Design Guidelines.
Policy LU.2.4 Use Community Plans, Specific Plans, and development projects to promote pedestrian movement via direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.	Yes	The proposed project (a specific plan) includes an extensive network of sidewalks and off-roadway pedestrian trails with interconnection with planned development, consistent with the General Plan.
Policy LU.2.6 Discourage the over concentration of retail shopping facilities in a single location in order to ensure neighborhood services are distributed and integrated into the City's neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (Further implemented by Action LU.2.6.1)	Yes	The proposed project includes Regional and Local Town Centers in several locations within the project area as well as Village Commercial areas, consistent with the City's Building Blocks Concept and the General Plan. The General Plan's designation, location and size of retail land uses within the Specific Plan area were based on technical analysis contained in the General Plan Proforma.
Policy LU.3.4 Consult with state and federal regulatory and resource agencies during initial review of development projects to identify potential environmental conflicts and establish, if	Yes	Responsible State and federal regulatory and resource agencies were contacted during the design of the proposed project as well as during the preparation process for the EIR/EIS. Additionally, the lead agency for the EIS is the

TABLE 3.1 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN LAND USE POLICIES *

General Plan Policies	Consistency	Analysis
appropriate, concurrent application processing schedules.		U.S. Army Corps of Engineers, a major stakeholder in the project. Additional input will be obtained during the formal public review period for the Draft EIR/EIS.
Policy LU.3.5 Work with community service providers such as the Cordova Recreation and Park District and the Rancho Cordova Neighborhood Center to expand their services to new areas of the City as opportunities arise.	Yes	The proposed project includes the provision of a community park, seven public parks, a private recreation site and passive recreation features associated with proposed drainage facilities (e.g., trails), which have involved close coordination with the Cordova Park and Recreation District.
Policy LU.3.9 Ensure that land uses adjacent to or near Mather Airport are subject to the location, use, and height restrictions of the most recently adopted CLUP at the time of development consideration, except when the CLUP is under an update process. In the circumstance of a CLUP update, coordinate with the County in the review of development projects to determine the most appropriate development restrictions for the continued operation of the airport.	Yes	Industrial uses within the proposed project were purposefully sited within the approach path and corresponding 60 CNEL noise contours for Mather Airport that have been identified by the County. Industrial uses do not constitute sensitive receptors for noise issues. All other areas of concern in the CLUP would not be impacted by the proposed project. City coordination with and participation in the CLUP update process for Mather Airport is ongoing and includes consideration of the proposed project. The City has seen advance versions of the possible modifications to the existing 60 CNEL noise contours that might come out of the CLUP update and has avoided the inclusion of any noise-sensitive land uses within these possible corridors.
Policy UD.1.3 Design neighborhoods as walkable places, approximately 1/3 mile in radius, and connected to adjoining neighborhoods by trails, open spaces, and commercial activity nodes. (Further implemented by Actions UD.1.3.1, UD.1.3.2 and UD.1.3.3)	Yes	See discussion under Policy LU.2.4 above for information on the walkability of the proposed project. The proposed project design meets the letter and intent of this policy.
Policy UD.1.4 Design residential subdivisions with a mix of housing types and densities that satisfy a wide range of lifestyles and income levels.	Yes	The proposed project includes single family residential, medium density residential, and high density residential.
Policy UD.1.5 Develop vibrant urban cores (village centers and local town centers) as the primary activity centers of each district within the City	Yes	See discussion under Policy LU.2.6 above.
Policy UD.2.1 Require new development and redevelopment areas to be designed in accordance with the City's building blocks concept.	Yes	See discussion under Policy LU.2.6 above.
Policy UD.2.2 Redefine Rancho Cordova as a mixed-use community with vibrant, livable neighborhoods and pedestrian development.	Yes	See discussion under Policy LU.2.4, Policy LU.2.6, and Policy UD.1.4 above.

TABLE 3.1 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN LAND USE POLICIES *

General Plan Policies	Consistency	Analysis
Policy UD.2.6 Create streetscape designs with themes that are oriented toward and inviting to pedestrians and cyclists and that are unique in character to a district, corridor, or area within the City. (Further implemented by Action UD.2.6.5)	Yes	The proposed project includes an extensive network of pedestrian trails and paths (See discussion under Policy LU.2.4 above) as well as bicycle lanes and paths. The Specific Plan and proposed Rio del Oro Design Guidelines includes details on the design and location of these paths, providing a unique visual character.
Policy UD.3.1 Ensure quality design of new development and redevelopment with an integrated development style. (Further implemented by Actions UD.3.1.2 and UD.3.1.3)	Yes	The Specific Plan and proposed Rio del Oro Design Guidelines include guidance as to the architectural design of buildings in the project area, thereby establishing a cohesive style for the project area.
Policy UD.3.3 Promote the incorporation of public spaces and pedestrian amenities into all commercial and mixed-use projects. (Further implemented by Actions UD.3.3.2 and UD.3.3.3)	Yes	See discussion under Policy UD.2.6 and Policy LU.3.5 above. As the proposed project includes extensive pedestrian and bicycle amenities and public spaces such as parks and schools, the proposed project is consistent with this policy.
Policy UD.4.2 Design new development to be compatible with surrounding development in ways that contribute to the desired character of the City and District.	Yes	The proposed project was designed consistent with the General Plan and would integrate with planned development to the south of the proposed project and includes buffering from existing industrial uses to the west of the site. The character of development within the proposed project is in-line and consistent with land uses under development to the south and development planned by the City to the north and east. The character of the proposed project will be guided by the City's adopted Design Guidelines, the Specific Plan, and proposed Rio del Oro Design Guidelines.
Policy ED.1.4 New industrial uses using large amounts of material and with low employment densities, such as warehousing, should generally be directed toward the Highway 16 corridor and areas constrained by the overflight path.	Yes	Industrial uses within the proposed project, which could include uses such as those described in this policy, will be limited to the overflight path from Mather Airport.
Policy ED.2.1 Provide a mix of neighborhood retail, community retail, regional retail and specialty retail to serve Rancho Cordova and surrounding communities to achieve the recommendations outlined in the City's Retail Strategy. (Further implemented by Action ED.2.1.1)	Yes	See discussion under Policy LU.2.6 above.
Policy ED.2.3 Strategically locate regional retail properties to take advantage of the local and regional transportation corridors (e.g., Highway 50, State Route 16, light rail, etc.) and integrate local retail and services into neighborhoods. (Further implemented by Action ED.2.3.1)	Yes	Retail within the proposed project is located along Rancho Cordova Parkway, Sunrise Boulevard, and Americanos Boulevard. Rancho Cordova Parkway will eventually connect directly to US-50. Additionally, the proposed project includes a roadway system that connects southward to Douglas Road and

TABLE 3.1 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN LAND USE POLICIES *

General Plan Policies	Consistency	Analysis
		Sunrise Boulevard. Sunrise Boulevard leads directly to SR-16. Transit planned for the proposed project would provide access to Light Rail at the Sunrise Station. Neighborhoods within the proposed project are all served by local retail uses.

* Note: These policies also apply to visual resources.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.2
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN HOUSING AND ECONOMIC POLICIES

General Plan Policies	Consistency	Analysis
Policy H.1.1 Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City. (Further implemented by Action H.1.1.3)	Yes	The proposed project includes single-family low-density residential, medium-density residential, and high-density residential. The range of housing densities will provide both for sale and rental opportunities in a wide range of housing types to house the City's workers. The project will be required to comply with Action H.1.1.3 regarding the production of 10% of housing in new neighborhoods being affordable to moderate- and lower-income households.
Policy H.1.2 Maintain adequate sites that support a range of housing types appropriate for the city's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs. (Further implemented by Action H.1.2.1)	No	Action H.1.2.1 requires that 5% of the residential acreage be designated for >10du/ac and 5% of the residential acreage be designated for >20 du/ac. The proposed project currently provides 12.3% of the residential acreage for medium density residential (6.1 – 18 du/ac) and 4.4% of the residential acreage for high density residential (18.1 – 40 du/ac). The project applicant and City staff are working on refinements to the Rio del Oro Specific Plan to meet the requirements of Action H.1.2.1 and will be resolved prior to the Final EIR-EIS.
Policy H.1.5 Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.	Yes	See discussion under Policy H.1.1 above. Higher density residential within the project area is located near proposed commercial and employment centers within the project and along roadways identified for transit service (i.e., Rancho Cordova Parkway).
Policy H.4.1 Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or over-sized rental complexes and providing a range of housing prices and rents. (Further implemented by Action H.4.1.2)	Yes	As identified in the Rio del Oro Specific Plan Land Use Plan, higher densities of housing within the project are interspersed with lower density residential, avoiding over concentration. Additionally, the Rio del Oro development standards and design guidelines allow second dwelling units in most of the single family residential designations and some of the medium density residential areas.
Policy H.4.6 Ensure that housing appropriate for empty-nesters and single persons, such as townhomes or small lot, single-family homes, rather than large single-family homes, is developed.	Yes	See discussion under Policy H.1.1 above. Higher density residential development is included within the proposed project and is typically associated with townhomes and other multi-family homes as well as small lot detached homes.
Policy H.6.1 Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of	Yes	Development and subsequent projects under the Rio del Oro Specific Plan will be required to comply with recently adopted changes to Title 24 of the California Code of Regulations regarding energy efficiency during future planning review by the City. The Rio del Oro

TABLE 3.2 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN HOUSING AND ECONOMIC POLICIES

General Plan Policies	Consistency	Analysis
energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use. (Further implemented by Actions H.6.1.1 and H.6.1.4)		Air Quality and Emissions Reduction Plan also includes energy reduction measures that would be applied to future development of the site.
Policy H.6.3 Require all new development to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.	Yes	The proposed project includes an extensive network of bicycle and pedestrian paths, lanes, and trails that would provide connection to off-site roads, trails and facilities.
Policy ED.1.1 Ensure that an adequate supply of land is designated for future development of an economically viable and livable community. (Further implemented by Action ED.1.1.1)	Yes	The proposed project's land use mix is consistent with the General Plan land use provisions for the Rio del Oro Planning Area and includes large areas for retail and employment uses. Retail locations are generally consistent with the market analysis and retail strategy conducted for the General Plan.
Policy ED.1.4 New industrial uses using large amounts of material and with low employment densities, such as warehousing, should generally be directed toward the Highway 16 corridor and areas constrained by the overflight path.	Yes	Industrial uses within the proposed project, which could include uses such as those described in this policy, will be limited to the overflight path from Mather Airport. The project site does not abut the Highway 16 corridor.
Policy ED.1.8 Provide a variety of housing types in Rancho Cordova to support a diverse economy, including workforce housing, move-up housing and executive housing.	Yes	As identified in the Rio del Oro Specific Plan Land Use Plan, the proposed project includes single-family residential, medium-density residential, and high-density residential that meets the intent of this policy.
Policy ED.2.3 Strategically locate regional retail properties to take advantage of the local and regional transportation corridors (e.g., Highway 50, State Route 16, light rail, etc.) and integrate local retail and services into neighborhoods. (Further implemented by Action ED.2.3.1)	Yes	Retail within the proposed project is located along Rancho Cordova Parkway, Sunrise Boulevard, and Americanos Boulevard. Rancho Cordova Parkway will eventually connect directly to US-50. Additionally, the proposed project includes a roadway system that connects southward to Douglas Road and Sunrise Boulevard. Sunrise Boulevard leads directly to SR-16. Transit planned for the proposed project would provide access to Light Rail at the Sunrise Station. Neighborhoods within the proposed project are all served by local retail uses (village and local town centers).

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.4
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN DRAINAGE, HYDROLOGY, AND WATER QUALITY POLICIES

General Plan Policies	Consistency	Analysis
Policy NR.2.5 The City shall require that drainage improvements that discharge into areas of wetlands to be preserved are, to the maximum extent feasible, designed to mimic the undeveloped surface water flow conditions of the area in terms of seasonality, volume, and flow velocity.	Yes, with Mitigation	Mitigation included in Section 3.4 of this EIR/EIS would ensure that discharge into wetland areas by the proposed project would be designed so as to be consistent with this Policy.
Policy NR.3.2 In general, the City will encourage the preservation of existing location, topography, and meandering alignment of creeks. Where necessary, and if consistent with other City policies, the creation and realignment of creek corridors shall be constructed to recreate the character of the natural creek corridor. Channelization and the use of concrete within creek corridors shall not be supported.	Yes	The proposed project includes drainage parkways along the current alignment of Morrison Creek that would help to maintain the natural relief and alignment of the creek through the project area. No concrete is planned for installation within the creek channel.
Policy NR.3.3 Encourage the creation of secondary flood control channels where the existing channel supports extensive riparian vegetation.	Yes	A network of drainage channels are proposed throughout the project. Morrison creek is being preserved for the majority of its length through the project.
Policy NR.5.3 Protect surface and ground water from major sources of pollution, including hazardous materials contamination and urban runoff. (Further implemented by Actions NR.5.3.1 and NR 5.3.4)	Yes, with Mitigation	Mitigation measures included in Section 3.4 of the EIR/EIS as well as compliance with the required SWPPP and City's existing NPDES permit (CAS082597) would ensure that the proposed project is consistent with this policy.
Policy NR.5.4 Prevent contamination of the groundwater table and surface water, and remedy existing contamination to the extent practicable. (Further implemented by Action NR.5.4.2)	Yes, with Mitigation	See discussion under Policy NR.5.3 above.
Policy NR.5.5 Minimize erosion to stream channels resulting from new development in urban areas. (Further implemented by Actions NR.5.5.1 through NR. 5.5.4)	Yes, with Mitigation	See discussion under Policy NR.5.3 above.
Policy S.2.4 Ensure that adequate drainage exists for both existing and new development. (Further implemented by Action S.2.4.1)	Yes	The proposed project includes the creation of several drainage channels and detention facilities, consistent with the Master Drainage Study for the project.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.5
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN UTILITIES AND SERVICES SYSTEMS POLICIES

General Plan Policies	Consistency	Analysis
Policy ISF.2.1 Ensure the development of public infrastructure that meet the long-term needs of residents and ensure infrastructure is available at the time such facilities are needed.	Yes	As described in this EIR/EIS, current infrastructure for public services is available for the short term requirements of the proposed project (with improvements). Mitigation has been identified in Section 3.5 of the EIR/EIS to ensure interim water and wastewater service is verified and secured. Additional wastewater infrastructure and water supply infrastructure will be required in the long-term by the project. However, the phasing plan included in the project description would help to ensure that sufficient time is allowed for this additional infrastructure to be designed and constructed.
Policy ISF.2.3 Ensure that adequate funding is available for all infrastructure and public facilities, and make certain that the cost of improvements is equitably distributed. (Further implemented by Actions ISF.2.3.1 and ISD.2.3.2)	Yes	The project includes a proposed financing plan. An approved financing plan must be completed prior to the start of construction activities. Therefore, the proposed project is consistent with this policy.
Policy ISF.2.4 Ensure that water supply and delivery systems are available in time to meet the demand created by new development, or are guaranteed to be built by bonds or sureties. (Further implemented through Actions ISF.2.4.1 and ISF.2.4.2)	Yes, With Mitigation	See discussion under Policy ISF.2.3 above for information on financing additional infrastructure for water supply. Mitigation has been identified in Section 3.5 of the EIR/EIS to ensure interim water service is verified and secured. More specifically, mitigation measure 3.5-1a will require that an assured water supply will be shown prior to approval of various entitlements and will further require that, prior to approval of final subdivision maps, that adequate on-site and off-site water delivery infrastructure are in place. Water supply infrastructure is included in the project design as well. An approved water supply assessment consistent with the requirements of SB 610 is provided in appendices of this EIR/EIS. Tentative subdivision maps for more than 500 units will be required to obtain verification of water supply service availability prior to approval by the City, as required under SB 221.
Policy ISF.2.5 Ensure that water flow and pressure are provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.	Yes, with Mitigation	Mitigation measures in Section 3.6 of this EIR/EIS require that the applicant incorporate fire code and fire flow requirements into the project design.
Policy ISF.2.6 Ensure that sewage conveyance and treatment capacity are available in time to meet the demand created by new development, or are guaranteed to be built by bonds or other sureties. (Further implemented by Actions ISF.2.6.1 and ISF.2.6.3)	Yes, with Mitigation	Mitigation measures included in Section 3.5 would ensure that adequate capacity is available prior to approval of improvement plans.

TABLE 3.5 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN UTILITIES AND SERVICES SYSTEMS POLICIES

General Plan Policies	Consistency	Analysis
Policy ISF.2.7 Minimize visual impacts and physical impediments of utility infrastructure and equipment. (Further implemented by Action ISF.2.7.2)	Yes	The majority of utility infrastructure will be installed underground, eliminating visual impacts. Electrical supply infrastructure is commonly installed underground between power substations and individual customers. Telephone and cable television are installed underground as well. Water supply and wastewater infrastructure is to be installed under roadways. Therefore, the proposed project is consistent with this policy.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.6
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN PUBLIC SERVICES POLICIES

General Plan Policies	Consistency	Analysis
Policy S.7.1 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of projects and buildings.	Yes	Aspects of CPTED principles have been incorporated into the Rio del Oro Specific Plan and its design guidelines. Individual projects within the Specific Plan will be required to undergo Design Review by the City, and the Police Department is consulted with in this process.
Policy S.9.1 Cooperate with the Sacramento Metropolitan Fire District (SMFD) to reduce fire hazards, assist in fire suppression, and ensure efficient emergency medical response. (Further implemented by Actions S.9.1.1, S.9.12, S.9.1.4, and S.9.1.6 through S.9.1.9)	Yes, with Mitigation	Mitigation measures included in Section 3.5 of this EIR/EIS require fire code and fire district standards to be incorporated into the project design.
Policy ISF.2.3 Ensure that adequate funding is available for all infrastructure and public facilities, and make certain that the cost of improvements is equitably distributed. (Further implemented by Actions ISF.2.3.1 and ISD.2.3.2)	Yes	The project includes a proposed financing plan. An approved financing plan must be completed prior to the start of construction activities.
Policy ISF.4.1 Encourage school districts to locate and site facilities in an integrated manner with the rest of the community.	Yes	The Rio del Oro Specific Plan Land Use Plan includes site locations for schools based on consultations with the Folsom Cordova Unified School District, as well as State school siting criteria published by the California Department of Education and the siting provisions under the General Plan regarding walkability of communities.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.7
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN GEOLOGY, SOILS, AND MINERAL RESOURCES POLICIES

General Plan Policies	Consistency	Analysis
Policy NR.6.1 Ensure that the environmental effects of mining and reclamation on aquifers, streams, scenic views, and surrounding residential uses are prevented or minimized. (Further implemented by Actions NR.6.1.1 through NR.6.1.3)	Yes	Mining of site mine tailings is currently being conducted on the site under separate projects separate from the proposed Specific Plan. Future subsequent mining of mine tailings to be conducted within the project area has been programmatically evaluated in this EIR/EIS and is not expected to impact aquifers, streams, or scenic views.
Policy S.3.2 Ensure that new structures are protected from damage caused by geologic and/or soil conditions to the greatest extent feasible. (Further implemented by Actions S.3.2.1 and S.3.2.2)	Yes, with Mitigation	The proposed project is not located within a seismically active area and is not located in a high risk area for geologic events. Mitigation measures included in Section 3.7 of this EIR/EIS as well as adherence to California Building Standards Code would ensure that damage to structures from soil conditions in the project would be unlikely. Therefore, the proposed project is consistent with this policy.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.9
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN
CULTURAL AND HISTORIC RESOURCES POLICIES*

General Plan Policies	Consistency	Analysis
Policy CHR.1.3 Establish review procedures for development projects that recognize the history of the area in conjunction with State and federal laws. (Further implemented through Actions CHR.1.3.1 and CHR.1.3.2)	Yes, With Mitigation	Paleontological and cultural resource technical studies have been completed for the project. Mitigation measures have been identified in Section 3.9 of the EIR/EIS, based on the results of these technical studies, in order to avoid and minimize impacts.

* Note: This policy also applies to paleontological resources.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.10
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA BIOLOGICAL RESOURCES POLICIES

General Plan Policies	Consistency	Analysis
Policy OSPT.2.1 Review all proposals for new residential development to ensure compliance with the City's minimum open space standards. (Further implemented through Actions OSPT.2.1.1 through OSPT.2.1.7)	Yes	The proposed project design generally meets the provisions of this policy and associated actions.
Policy OSPT.2.3 Maximize the potential benefits of natural resource mitigation lands within urban development. (Further implemented through Actions OSPT.2.3.1 and OSPT.2.3.2)	Yes	The wetland preserve/mitigation bank in the southern portion of the project area not only provides mitigation but also a benefit to the visual quality for the site. Trails and parks are planned along the perimeter of the preserve (outside the actual preserve area) in order to increase the aesthetic value of the preserve. Therefore, the proposed project is consistent with this policy.
Policy NR.1.1 Protect rare, threatened, and endangered species and their habitats in accordance with State and federal law. (Further implemented through Actions NR.1.1.1 through NR.1.1.4)	Yes, with Mitigation	The proposed project design provides protection of a majority of the highest quality wetland habitat on the site and provides connectivity to General Plan designated Natural Resources areas to the east of the site along Morrison Creek and new open space corridors associated with project drainage channels. In addition to the site design, the project site's biological resources have been evaluated under several technical studies (see Section 4.10 of the EIR/EIS for further details). Mitigation measures have been identified in Section 4.10 to address impacts to rare, threatened and endangered species and habitats. Project impacts and proposed mitigation approaches have been generally reviewed by the City, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game. No impacts to the habitats of rare, threatened, or endangered species will be permitted except as allowed under State and federal law.
Policy NR.1.2 Conserve Swainson's hawk habitat consistent with State policies and Department of Fish and Game Guidelines. (Further implemented through Action NR.1.2.1)	Yes, With Mitigation	Mitigation measures included in Section 3.10 of this EIR would ensure that the proposed project is consistent with this policy. Project impacts and proposed mitigation approach has been generally reviewed by the City and California Department of Fish and Game. Although in mitigation measure 3.10-4e the City has developed its own approach to mitigating impacts to Swainson's hawk foraging habitat, this approach represents a refinement of the approach embodied in the long-standing (non-binding) Guidelines prepared by the Department of Fish and Game and was prepared based on input from Friends of the Swainson's Hawk, which is a local environmental group in periodic contact with the Department of Fish and Game.

TABLE 3.10 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA BIOLOGICAL RESOURCES POLICIES

General Plan Policies	Consistency	Analysis
Policy NR.1.7 Prior to project approval, the City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. (Further implemented through Action NR.1.7.1)	Yes, With Mitigation	See analysis associated with Policy NR.1.1.
Policy NR.1.8 The City shall encourage creation of habitat preserves that are immediately adjacent to each other in order to provide interconnected open space areas for animal movement.	Yes	The proposed project includes a wetland preserve that connects to similarly preserved open space to the west. See analysis associated with Policy NR.1.1.
Policy NR.1.9 The City shall require that impacts to riparian habitats be mitigated at a no net loss of existing function and value based on field survey and analysis of the riparian habitat to be impacted. No net loss may be accomplished by avoidance of the habitat, restoration of existing habitat, or creation of new habitat, or through some combination of the above.	Yes, with Mitigation	Section 4.10 of the EIR/EIS includes mitigation measures that address the loss of riparian habitat consistent with this policy. Project impacts and proposed mitigation approach has been generally reviewed by the City and California Department of Fish and Game. Mitigation measure 3.10-2b expressly requires that mitigation for impacts to riparian habitats meet the performance standard of "no net loss" of overall habitat values and functions.
Policy NR.1.10 The City shall avoid the placement of new roadways within habitat preserve to the maximum extent feasible.	Yes	The proposed project minimizes roadway crossing of the proposed wetland preserve to Rancho Cordova Parkway and Americanos Boulevard. These roadways are integral regional roadways that are key facilities under the General Plan Roadway System and Sizing Map. Without these connections, the City's roadway system would not meet the key transportation provisions of the General Plan. Therefore, further avoidance of habitat preserve areas is not feasible.
Policy NR.1.11 In such cases where habitat preserves are crossed by a roadway, or where two adjacent preserves are separated by a roadway, the roadway shall be designed or updated with wildlife passable fencing separating the roadway from the preserve and/or shall incorporate design features that allow for the movement of wildlife across or beneath the road without causing a hazard for vehicles and pedestrians on the roadway.	Yes, With Mitigation	See discussion under Policy NR.1.10 above. Mitigation measures under Section 4.10 of the EIR/EIS address movement issues associated with changes to hydrologic conditions.
Policy NR.2.1 Require mitigation that provides for "no net loss" of wetlands consistent with current State and federal policies. (Further implemented by Action NR.2.1.1)	Yes, with Mitigation	See discussion under Policy NR.1.9 above. Mitigation measures included in Section 3.10 of this EIR/EIS require that the applicant ensure no net loss of wetlands.
Policy NR.2.2 Ensure that direct and indirect effects to wetland habitats are minimized by	Yes, with Mitigation	See discussion under Policy NR.1.10 above. Mitigation measures under Section 4.10 of the EIR/EIS address direct and indirect effects to

TABLE 3.10 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA BIOLOGICAL RESOURCES POLICIES

General Plan Policies	Consistency	Analysis
environmentally sensitive project siting and design, to the maximum extent feasible.		wetland resources. Because of the general plan designation for the project area, which contemplates fairly dense urban development, the avoidance of all wetland habitat has proven to be infeasible. However, wetlands have been avoided or impacts have been minimized where feasible.
Policy NR.3.2 In general, the City will encourage the preservation of existing location, topography, and meandering alignment of creeks. Where necessary, and if consistent with other City policies, the creation and realignment of creek corridors shall be constructed to recreate the character of the natural creek corridor. Channelization and the use of concrete within creek corridors shall not be supported.	Yes	See discussion under Policy NR.1.1 above. The project does propose the construction of drainage channels within the project area. Morrison Creek is to retain its natural contours and condition throughout the majority of its length through the project area. Morrison Creek is not proposed to be replaced with a concrete channel or structure.
Policy NR.3.3 Encourage the creation of secondary flood control channels where the existing channel supports extensive riparian vegetation. (Further implemented through Action NR.3.3.1)	Yes, With Mitigation	See discussion under Policy NR.3.2 above. The project does propose the construction of drainage channels within the project area that are proposed to be revegetated with riparian vegetation as well as for potential VELB mitigation (see mitigation measures under Section 3.10 of the EIR/EIS). The general design of these drainage facilities has been reviewed by the City, U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service.
Policy NR.3.4 Encourage projects that contain wetland preserves or creeks, or are located adjacent to wetland preserves or creeks, to be designed for visibility and, as appropriate, access. (Further implemented through actions NR.3.4.1 through 3.4.3)	Yes	The proposed project includes 507 acres of wetland preserve/mitigation bank that is located along several major roads, including Douglas Road along the southern limit of the project area. Access is limited due to the sensitivity of the wetlands. However, visibility is ensured due to wildlife passable fencing required by the City and by the siting of pathways and recreation along the outer edge of the preserve. The general siting and design of trails adjacent to the wetland preserve has been reviewed by the City, U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service.
Policy NR.4.1 Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value.	Yes, with Mitigation	The proposed project is subject to the City's Tree Preservation Ordinance, which specifically protects trees pursuant to this policy. Additionally, mitigation measures included in Section 3.10 of this EIR/EIS would conserve trees within the proposed project or ensure the mitigation for the relatively small number of trees that cannot feasibly be retained in light of the development densities and intensities contemplated by the General Plan.. Therefore, the proposed project is consistent with this policy.
Policy NR.4.4 Prior to the approval of any public or private development project in areas identified or assumed to contain trees, the City shall require that a determinate survey of trees species and	Yes, with Mitigation	See analysis under Policy NR.4.1.

TABLE 3.10 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA BIOLOGICAL RESOURCES POLICIES

General Plan Policies	Consistency	Analysis
size be performed. If any native oaks or other native trees six inches or more in diameter at breast height (dbh), multitrunk native oaks or native trees of 10 inches or greater dbh, or non-native trees of 18 inches or greater dbh that have been determined by a certified arborist to be in good health are found to occur, such trees shall be avoided if feasible. If such trees cannot be avoided, the project applicant shall do one of the following: • All such trees shall be replaced at an inch-for-inch ratio. A replacement tree planting plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the City of Rancho Cordova for approval prior to removal of trees; or, • The project applicant shall submit a mitigation plan that provides for complete mitigation of the removal of such trees in coordination with the City of Rancho Cordova. The mitigation plan shall be subject to the approval of the City. • If the City of Ranch Cordova adopts a tree preservation ordinance at any time in the future, any future development activities shall be subject to that ordinance instead.		

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.12
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN PARKS AND RECREATION POLICIES

General Plan Policies	Consistency	Analysis
Policy LU.3.5 Work with community service providers such as the Cordova Recreation and Park District and the Rancho Cordova Neighborhood Center to expand their services to new areas of the City as opportunities arise.	Yes	The proposed project includes the provision of a community park, seven neighborhood parks, a private recreation site and passive recreation features associated with proposed drainage facilities (e.g., trails), which have involved close coordination with the Cordova Park and Recreation District.
Policy OSPT.1.1 Review all proposals for new residential development to ensure each project complies with the City's minimum standards for parkland dedication, and is consistent with Cordova Recreation and Park District goals. (Further implemented by Actions OSPT.1.1.1 through OSPT.1.1.3)	Yes	The proposed project would meet the City's minimum standards for parkland dedication of 5 acres per 1,000 population. It should be noted that the High Density Alternative would not be consistent with this policy.
Policy OSPT.1.3 Encourage park development adjacent to school sites and other compatible uses (public and private) for enhanced civic space and integration into the community. (Further implemented by Actions OSPT.1.3.1 and OSPT.1.3.2)	Yes	All school sites and designated Public/Quasi Public sites within the proposed project are situated immediately adjacent to a park.
Policy OSPT.1.6 Provide sports and recreation facilities sufficient to attract regional sporting events. (Further implemented by Actions OSPT.1.6.1 and OSPT.1.6.2)	Yes	The proposed project includes a community park site that is planned to include sport facilities that could attract regional sporting events. In addition, the proposed Specific Plan would allow for the development of a sports complex within the "MP" land use designations on the site.
Policy OSPT.2.1 Review all proposals for new residential development to ensure compliance with the City's minimum open space requirements. (Further implemented through Actions OSPT.2.1.1 through OSPT.2.1.7)	Yes	The proposed project complies with the mandatory open space requirement of 1.75 acres of land per 1,000 population
Policy OSPT.3.1 Develop a trails system that provides for maximum connectivity, so that all trails are linked for greater use as recreational and travel routes. (Further implemented by Action OSPT.3.1.3)	Yes	The proposed project includes bike and trail facilities throughout the site that provide connection to existing and planned bike and pedestrian facilities in the area. The project also proposes enhanced street crossing locations for trails.
Policy ISF.2.2 Coordinate with independent public service providers, including schools, parks and recreation, utility, transit, and other service districts, in developing service and financial planning strategies.	Yes	All responsible agencies, including the Folsom Cordova Unified School District, the Cordova Recreation and Park District, utilities, regional transit, and other service districts have been engaged in the design of land uses under the Specific Plan. In addition, the project includes a proposed finance plan to address funding of public facilities. City staff expects that the

TABLE 3.12 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN PARKS AND RECREATION POLICIES

General Plan Policies	Consistency	Analysis
		proposed finance plan will be refined further in light of additional input from various public agencies with whom the City intends to continue to consult.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.13
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN HAZARDS AND HAZARDOUS MATERIALS POLICIES

General Plan Policies	Consistency	Analysis
Policy S.1.1 Maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in Rancho Cordova. (Further implemented by Action S.1.1.1)	Yes, With Mitigation	This EIR/EIS includes an analysis of the hazards and hazardous materials impacts pursuant to CEQA and NEPA. Mitigation measures are identified in Section 3.13 regarding potential hazards associated with the project. These measures are intended to reduce the risks of injury, death, and property damage to levels deemed acceptable under federal and State law.
Policy S.1.5 The City shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the City approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.	Yes, with Mitigation	Mitigation measures included in Section 3.13 of this EIR would ensure that impacts to current remediation efforts are minimized and that development would not continue in affected areas until assurance is given that remediation is complete.
Policy S.2.2 Manage the risk of flooding by discouraging new development located in an area that is likely to flood. (Further implemented by Actions S.2.2.1 through S.2.2.8)	Yes	Exhibit 3.4-1 of this EIR/EIS identifies the awareness floodplain map for the proposed project. The majority of areas that are likely to flood are located within the wetland preserve in the south of the project area and would not be developed. Additional areas along Morrison Creek within the developed portions of the proposed project could potentially flood. However, additional drainage infrastructure to be installed by the proposed project would result in less than significant project impacts related to flooding (see Section 3.4 of the EIR/EIS for further details).
Policy S.5.2 Consider the potential impact of hazardous facilities on the public and/or adjacent or nearby properties posed by reasonably foreseeable events. The City considers an event to be "reasonably foreseeable" when the probability of the event occurring is greater than one in one million (1 x 10-6) per year.	Yes	See discussion under Policy S.1.1 above.
Policy S.5.5 Separate hazardous or toxic materials from the public. (Further implemented by Actions S.5.5.1 and S.5.5.2)	Yes	Industrial uses to be constructed as part of the proposed project are the most likely location for the use or storage of hazardous or toxic materials. These industrial uses will be required to adhere to all State and federal laws relating to the use, storage, or transport of hazardous

TABLE 3.13 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN HAZARDS AND HAZARDOUS MATERIALS POLICIES

General Plan Policies	Consistency	Analysis
		materials. Additionally, industrial designated area are physically separated by roadways, other land use uses and other buffering measures.
Policy S.6.1 Promote safe air operations at Mather Airport through cooperative implementation of the Mather Airport CLUP and similar plans and programs. (Further implemented by Action S.6.1.1)	Yes	Land use within the project was designed specifically to adhere to the most recent noise contours of the Mather Airport as well as the requirements of any overflight areas overlaying the project area.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.14
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN TRAFFIC AND TRANSPORTATION POLICIES

General Plan Policies	Consistency	Analysis
Policy C.1.1 Implement the Circulation Plan with the Roadway System and Sizing Diagram, shown as Figure C-1, as a modified grid network. (Further implemented by Actions C.1.1.1 through C.1.1.5)	Yes, With Mitigation	While a majority of the roadway system proposed under Rio del Oro Specific Plan are consistent with this policy, the alignment and/or widths of International Drive, Rio del Oro Parkway and Villagio Drive are not consistent with the General Plan Roadway System and Sizing Diagram. Mitigation identified in Section 3.14 of the EIR/EIS would require that these roadway facilities be designed consistent with the General Plan.
Policy C.1.2 Seek to maintain operations on all roadways and intersections at Level of Service D or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. Congestion in excess of Level of Service D may be accepted in these cases, provided that provisions are made to improve traffic flow and/or promote non-vehicular transportation as part of a development project or a City-initiated project. (Further implemented by Actions C.1.2.1 and C.1.2.2)	Yes, With Mitigation	The analysis included in Section 3.14 of this EIR/EIS utilized LOS D as the minimum acceptable level of service for roadways analyzed in the section and identifies feasible mitigation measures to reduce the project's impact to City roadway facilities as well as identifies where maintaining LOS D is not feasible, and/or would conflict with other City goals. The project design provides for new roadway connections and additional trail, bike and transit facilities to promote non-vehicular transportation. The Specific Plan land use mix also provides for residential, retail, employment, and public (parks) uses within close proximity that would reduce length of vehicle miles traveled and internalize project traffic.
Policy C.1.5 Design the circulation system serving the City's industrial areas to safely accommodate heavy truck traffic.	Yes	Industrial uses within the project area are located adjacent to Rancho Cordova Parkway, a major thoroughfare through the project connecting development south of the project area with planned development to the north. This roadway will be capable of handling heavy truck traffic. The roadways within the proposed project (e.g., International Drive) also allow for direct connections to Sunrise Boulevard, another roadway capable of handling heavy truck traffic.
Policy C.1.7 Require the installation of traffic pre-emption devices for emergency vehicles (police and fire) at all newly constructed intersections and seek to retrofit all existing intersections to incorporate these features.	Yes	The Specific Plan requires the installation of traffic pre-emption devices on all signalized intersections within the project area. Therefore, the proposed project is consistent with this policy.
Policy C.1.9 In an effort to reduce automotive traffic and increase the use of other travel modes, support the use of trip reduction programs. (Further implemented by Actions C.1.9.1 and C.1.9.2)	Yes	See analysis above for Policy C.1.2. The Rio del Oro Air Quality and Emissions Reduction Plan also includes the project's participation in a Traffic Management Association.
Policy C.2.1 Create a system of on- and off-street trails and multi-use paths, as generally illustrated on	Yes	The proposed project includes a bike and trail plan that provides for an extensive trails network. Many of these trails are located in

TABLE 3.14 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN TRAFFIC AND TRANSPORTATION POLICIES

General Plan Policies	Consistency	Analysis
Figure C-2, that are used for walking and bicycling and that are attractive, natural, and safe transportation corridors.		greenbelts, landscaped parkways, and along open space corridors within the proposed project. Additional circulation features for pedestrians and bicycles are also planned along major roads within the project with enhanced roadway crossings for improved safety.
Policy C.2.2 Require bicycle and pedestrian connections to public transit systems at stops, stations, and terminals; carpool/vanpool park-and-ride lots; and activity centers (e.g., schools, community centers, medical facilities, senior residences, parks, employment centers, high-density residential areas, commercial centers).	Yes	Transit is planned for Rancho Cordova Parkway within the project area. The planned trails system and bike lanes within the proposed project would allow for pedestrian connections to potential transit stops within the site as well as with residential, retail and employment uses.
Policy C.2.3 In designing development projects, design for the pedestrian first. (Further implemented by Actions C.2.3.1 through C.2.3.3)	Yes	See discussion under Policy C.2.1 and Policy C.2.2 above.
Policy C.2.4 Provide sidewalks throughout the City. Meandering sidewalks are discouraged, except where necessary to accommodate site-specific features such as trees or habitat. (Further implemented by Actions C.2.4.1 and C.2.4.2)	Yes	All roadways within the project area include sidewalks that are subject to the City's requirements for width, as stated in the Design Guidelines for the City and enforced during Design Review and Public Works review of subsequent projects within the proposed project area.
Policy C.2.5 Provide safe and convenient bicycle access to all parts of the community. (Further implemented by Actions C.2.5.1 through C.2.5.6)	Yes	See discussion under Policy C.2.1 and Policy C.2.2 above.
Policy C.2.6 Provide on-street bike lanes along all connector roadways and on local and major roadways when necessary to provide for interconnected routes. On-street bike routes may be provided on local, connector, and major roadways as deemed necessary by the City.	Yes	See discussion under Policy C.2.1 and Policy C.2.2 above.
Policy C.3.3 Promote the integration of transit facilities into new development. (Further implemented by Actions C.3.3.1 and C.3.3.2)	Yes	See discussion under Policy C.2.2 above. The specific plan itself does not call for transit facilities within the project area. The Transit System Map identifies a transit route along Rancho Cordova Parkway within the proposed project. The proposed project does not include any characteristics that would impede establishment of such a transit route.
Policy C.5.2 Require proposed new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address their impact on facilities not covered by a fee program.	Yes, with Mitigation	Analysis and mitigation (where possible) of the traffic related impacts of the proposed project are included in this EIR/EIS in section 3.14. This mitigation is designed to address the project's impact on transportation facilities.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.15
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN AIR QUALITY POLICIES

General Plan Policies	Consistency	Analysis
Policy AQ.1.2 Evaluate projects for compliance with State and federal ambient air quality standards and the Sacramento Metropolitan Air Quality Management District's (SMAQMD) thresholds of significance. (Further implemented through Actions AQ.1.2.1 through AQ.1.2.3)	Yes, With Mitigation	This EIR/EIS includes an analysis of the proposed project's consistency with SMAQMD's thresholds and standards as well as the proposed project's adherence to State and federal regulations. The project includes an Air Quality and Emissions Reduction Plan that meets the requirements of Action AQ.1.2.3 (15 percent emission reduction) and has been endorsed by the SMAQMD.
Policy AQ.1.3 The City shall prohibit wood-burning open masonry fireplaces in all new development. Fireplaces with EPA-approved inserts, EP-approved stoves, and fireplaces burning natural gas will be allowed.	Yes	This policy is enforced by the City during the Design Review process for subsequent projects within the project area and has been included in the Rio del Oro Air Quality and Emissions Reduction Plan.
Policy AQ.1.5 Require odor impact analyses be conducted for evaluating new development requests that either could generate objectionable odors that may violate SMAQMD Rule 402 or any subsequent rules and regulations regarding objectionable odors near sensitive receptors or locate new sensitive receptors near existing sources of objectionable odors. Should objectionable odor impacts be identified, odor mitigation shall be required in the form of setbacks, facility improvements or other appropriate measures.	Yes, with Mitigation	Mitigation measures included in Section 3.15 of this EIR would ensure consistency with this policy. None of the land uses proposed within the Specific Plan area will be particularly prone to odors, though the odor-generating potential of industrial land uses will be addressed when individual industrial projects are brought forward for consideration by the City.
Policy AQ.2.5 Utilize the guidelines in the California Air Resources Control Board Air Quality and Land Use Handbook: A Community Health Perspective when evaluating new development requests that either would generate toxic air contaminant emissions near sensitive receptors or locate new sensitive receptors near existing sources of air toxic emissions or order to minimize health hazards, and implement all feasible best available control technology, as required by SMAQMD.	Yes, With Mitigation	The EIR/EIS evaluated potential impacts associated with the guidelines in the California Air Resources Control Board Air Quality and Land Use Handbook: A Community Health Perspective (see Section 3.15 of the EIR/EIS).
Policy AQ.4.1 Promote improved air quality benefits through energy conservation measures for new and existing development. (Further implemented through Actions AQ.4.1.1 through AQ.4.1.6)	Yes	The project would be required to comply with recently adopted changes to Title 24 of the California Code of Regulations regarding energy efficiency. In addition, the Rio del Oro Air Quality and Emissions Reduction Plan includes measures for energy efficiency.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006

TABLE 3.16
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN NOISE POLICIES

General Plan Policies	Consistency	Analysis
Policy N.1.2 Ensure that the indoor and outdoor areas of new projects will be located, constructed, and/or shielded from noise sources in compliance with the City's noise standards to the maximum extent feasible. (Further implemented through Actions N.1.2.1 through N.1.2.3)	Yes, with Mitigation	Mitigation measures included in Section 3.16 of this EIR would ensure that noise impacts of the proposed project are consistent with the City's noise standards. These measures, to the maximum extent feasible, are intended to protect both outdoor and indoor areas from noise levels considered unacceptable.
Policy N.1.3 Ensure that proposed non-residential land uses likely to exceed the City's standards do not create noise disturbances in existing noise-sensitive areas. (Further implemented through Actions N.1.3.1 and N.1.3.2)	Yes, with Mitigation	Non-residential uses are sited within specific areas of the project area and are located immediately adjacent to other noise generating uses in order to minimize the area impacted by these noise sources. Additionally, mitigation measures included in Section 3.16 of this EIR would ensure that impacts to existing noise sensitive areas are consistent with City standards.
Policy N.1.4 Mitigate noise created by proposed non-transportation noise sources to comply with the City's noise standards to the maximum extent feasible. (Further implemented through Actions N.1.4.1 through N.1.4.3)	Yes, with Mitigation	See discussion under Policy N.1.2 above.
Policy N.1.5 Mitigate noise created by the construction of new transportation noise sources (such as new roadways or new light rail service) to the maximum extent feasible to comply with the City's standards.	Yes, with Mitigation	See discussion under Policy N.1.2 above. At present, the City has no plan to extend light rail service through the project area.
Policy N.1.6 Ensure that comfortable noise levels and adequate privacy are maintained in higher density development. (Further implemented through Action N.1.6.1)	Yes, with Mitigation	See discussion under Policy N.1.2 above.
Policy N.1.7 To the extent feasible and appropriate, the City shall require the use of temporary construction noise control measures for public and private projects that may include the use of temporary noise barriers, temporary relocation of noise-sensitive land uses, or other appropriate measures.	Yes with Mitigation	Construction noise impacts are reduced by mitigation measures included in Section 3.16 of this EIR. Mitigation includes methods described in this policy.
Policy N.1.8 New residential development shall only be allowed inside of the 60 CNEL Mather Airport Policy Area if the following conditions are met: • Noise insulation is provided in all new residential dwelling units that reduces interior noise levels to 45 dB with windows closed in any habitable room.	Yes	The proposed project does not include any residential uses within the anticipated 60 CNEL contour for the Mather Airport. City coordination with and participation in the CLUP update process for Mather Airport is ongoing and includes consideration of the proposed project. The City has seen advance versions of the possible modifications to the existing 60 CNEL noise contours that might

TABLE 3.16 (CONTINUED)
PROJECT CONSISTENCY WITH CITY OF RANCHO CORDOVA GENERAL PLAN NOISE POLICIES

General Plan Policies	Consistency	Analysis
• Prospective buyers are notified through the Public Report prepared by the California Department of Real Estate disclosing the fact that the parcel is located within the Mather Airport Policy Area. • An Aviation Easement is recorded on the property acknowledging that the property is located within the Mather Airport Policy Area. The easement shall grant the right of flight and unobstructed passage of all aircraft into and out of Mather Airport. The Avigation Easement shall be granted to the County of Sacramento, recorded with the Sacramento County Recorder and filed with the County Department of Airports.		come out of the CLUP update and has avoided the inclusion of any noise sensitive land uses, including residential development, within these possible corridors.
Policy N.2.2 Ensure that operational noise levels of new roadway projects will not result in significant noise impacts	Yes, With Mitigation	Section 3.16 of this EIR/EIS evaluates noise exposure associated with new roadway facilities.

SOURCE: CITY OF RANCHO CORDOVA PLANNING DEPARTMENT, 2006