SUNRIDGE PARK PHASE II PROJECT

Subsequent Mitigated Negative Declaration

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

June 2005

SUBSEQUENT MITIGATED NEGATIVE DECLARATION
FOR
SUNRIDGE PARK PHASE II PROJECT
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

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JUNE 2005

FIGURES

1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is a Subsequent Mitigated Negative Declaration (SMND) prepared pursuant to the California Environmental Quality Act (CEQA) Sections 21157.5 and 15162(b), for the proposed Sunridge Park Phase II project. This Subsequent MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq*., and the State CEQA Guidelines, Section 15162.

An initial study is prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the State CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A mitigated negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371. A Subsequent Mitigated Negative Declaration can be prepared If the lead agency determines that changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration. A subsequent negative declaration is given the same notice and public review in accordance with State CEQA Guidelines Section 15087 or Section 15072.

1.2 LEAD AGENCY

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

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Draft SMND is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction -** Provides an introduction and describes the purpose and organization of this document.
- **2.0 Project Description -** Provides a detailed description of the proposed project.
- **3.0 Environmental Setting, Impacts and Mitigation Measures -** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level.
- **4.0 Cumulative Impacts -** Includes a discussion of cumulative impacts of this project.
- **5.0 Determination -** Provides the environmental determination for the project.

- **6.0 Report Preparation and Consultations -** Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.

- **7.0 References –** List of references used in preparation of the SMND.

1.4 ASSUMPTIONS

The City of Rancho Cordova has adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan, which is anticipated for July 2006. Therefore, all references to the County General Plan, including standards, shall be interpreted as the City's General Plan.

2.0 Project Description

2.1 PROJECT LOCATION

The Sunridge Park Phase II (Phase II) project site is made up of approximately 79.7 acres within the approved Sunridge Park tentative subdivision project site. **Figure 1** illustrates the regional location of Sunridge Park and the Phase II project site. Sunridge Park is a part of the Sunrise Douglas Community Plan and SunRidge Specific Plan (SRSP) areas. Sunridge Park is bounded by Douglas Road to the north, the proposed Preserve at Sunridge to the south, other proposed SRSP projects to the east, and Sunridge Lot J to the west. Grant Line Road is located approximately ¾ of a mile to the east of the Phase II project site. **Figure 2** illustrates the Sunridge Park/Phase II project location, within the Sunrise Douglas Community Plan (SDCP) area.

2.2 BACKGROUND

Two mitigated negative declarations have been prepared for the Sunridge Park Project. The City of Rancho Cordova adopted the Sunridge Park/Sunridge Lot J Mitigated Negative Declaration (MND) and approved the Tentative Map for the Sunridge Park project on January 20, 2004.

A subsequent MND was prepared for the proposed construction and grading activities associated with the Remainder Lot project. These construction and grading activities were not evaluated in the Sunridge Park/Lot J MND. The configuration of the Remainder Lot connects the onsite wetlands and vernal pools and was originally set aside to protect the on-site biological resources (i.e., wetlands, vernal pools, and special-status species). The Remainder Lot project was primarily a construction and grading project on portions of the Sunridge Park Remainder Lot required for the development of the approved Tentative Map phase of the project. The grading and construction activities evaluated in the Remainder Lot Project SMND were not known at the time the original MND was adopted on January 20, 2004. The Rancho Cordova City Council approved the Remainder Lot SMND on August 2, 2004.

Phase II would complete the planning efforts in the Sunridge Park plan, which includes 152 single-family lots, 1 elementary school lot, 2 park lots, 1 CMU lot, 1 Detention/Water Quality Basin lot, 1 SMUD sub-station lot, 8 landscape corridor lots, and two offsite drainage channels.

The attached Initial Study (Section 3.0) provides analysis of the Phase II environmental impacts. State CEQA Guidelines Section 15183(f) provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

> *(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.*

In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study/Subsequent Mitigated Negative Declaration for the Phase II project. This Initial Study/Subsequent Mitigated Negative Declaration hereby incorporates the Sunridge Park MND and the Sunridge Park Remainder Lot SMND by reference. The adopted Sunridge Park

Remainder Lot MND, which includes the Sunridge Park/Lot J MND in the appendix, is attached as **Appendix A**.

2.3 PROJECT CHARACTERISTICS

The Phase II project proposes 152 residential units consisting of Low Density Residential (LDR) single-family lots in various Residential Densities (RD) ranging from RD-4 to RD-7 on approximately 28.2 acres, a 10-acre elementary school lot, approximately 8.2 acres of parks and public and private open space, a commercial/mixed use area on approximately 2.0 acres, 6.4 acres of wetland preserve, a 9.9 acre SMUD substation site, approximately 0.9 acres of landscape corridors and a 13.9-acre detention basin. The Phase II project site plan is depicted on **Figure 3**. The elementary school would not be constructed until the ultimate drainage system is in place (see discussion below) and the onsite detention basin along the western boundary of the site is removed.

The Phase II project also proposes to construct two offsite drainage channels extending from the on-site water quality basins (refer to **Figure 4, 5 and 6**). Storm water will flow from the westerly basin through an offsite-graded ditch, which will then flow via natural swales through the Sunridge Lot J project site (refer to **Figure 4**). **Figure 4** shows a detention basin and stockpile along the western border. The drainage channel (Ditch A) would exit the detention basin and extend into the Lot J project site (refer to **Figure 5**). The southern drainage channel (Ditch B) will convey the treated storm water from the basin into the tributary of Morrison Creek. Ditch B will be designed with outlet protection (refer to **Figure 6**). The discharge area will be flared at the lower end and lined with 10 to 12-inch rock to prevent erosion and scouring of the embankment and channel at its point of entry with the tributary to Morrison Creek. The storm drainage system in Sunridge Park would be designed to retain summer (nuisance) flows (i.e., drainage flows as a result of watering and other residential activities) and only release natural storm event flows. The design of the proposed drainage facilities and the Best Management Practices for the project are being designed protect the water quality and mimic the existing hydrological conditions. The "Drainage Design Sunridge Park" report dated May 9, 2005 and the "July 2004 Sunridge Park Drainage Study" (see **Appendix C**) contain a full description of the drainage system features and their compatibility with *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area* (herein referred to as the "Wetland Avoidance Strategy") prepared by the USFWS, U.S. EPA, and U.S. Army Corps of Engineers, dated March 2004.

It should be noted that the detention basin along the western boundary and Ditch A are being designed as temporary facilities as in Ditch B. The southern drainage channel (Ditch B) would ultimately be removed or relocated to accommodate the proposed Preserve at Sunridge project. The detention basin along the western boundary and Ditch A would ultimately be replaced by a drainage pipe through Lot J (that would require approval and coordination from the Lot J property owner) and a large detention basin in Montelena (a.k.a. Sunridge 250). The master drainage facilities described above would be replaced by Sunridge Specific Plan drainage facilities, which are not part of this project. (The Lot J property owner will construct the pipe and the Montelena property owner will construct the ultimate basin.)

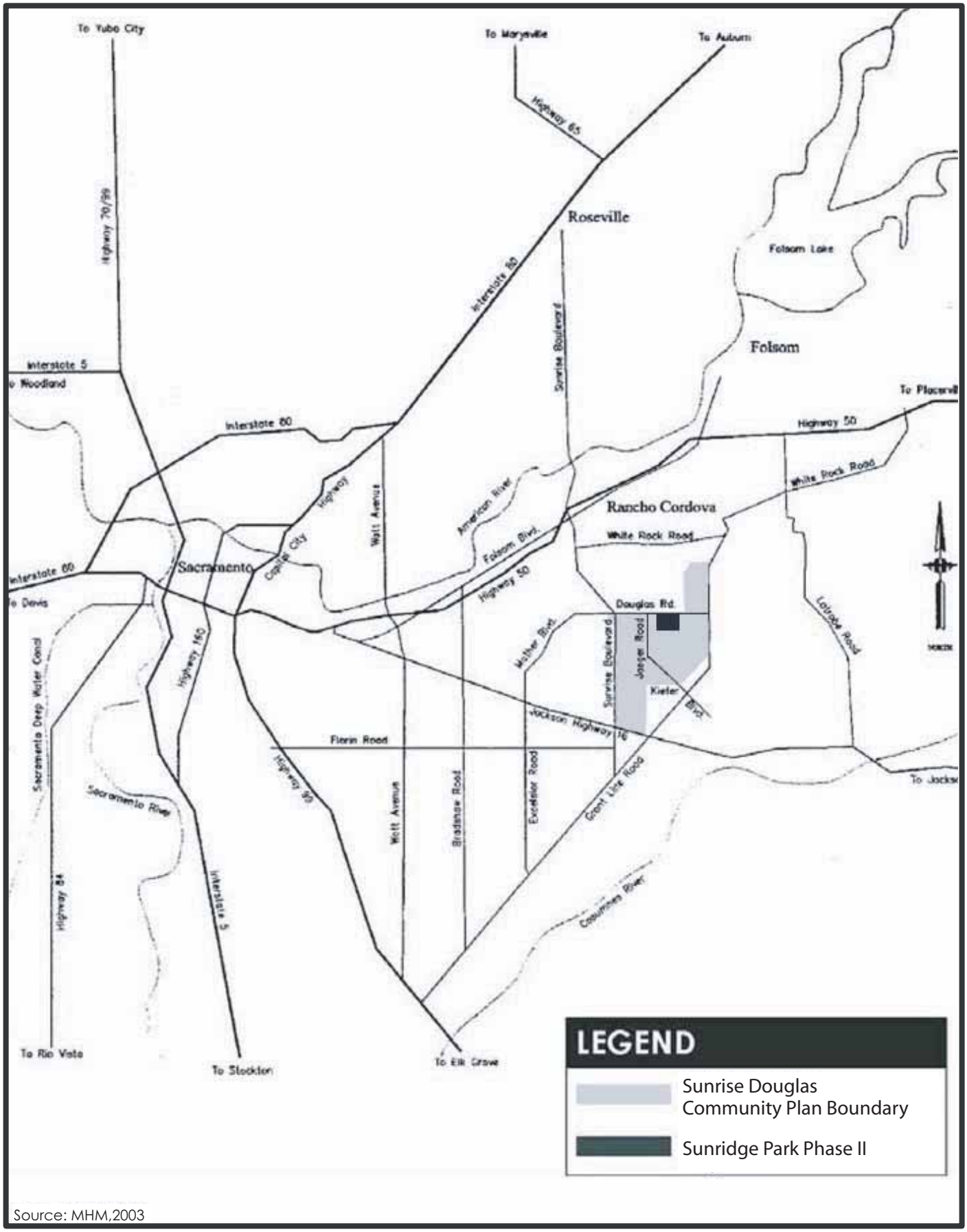
Table 1
Sunridge Park Phase II Project Characteristics

General Plan/Specific Plan/Zoning Designation	Land Use	Acres (Gross)	Dwelling Units (if applicable)
LDR/RD-4/RD-4	Single-Family Residential	3.4	14
LDR/RD-5/RD-5	Single-Family Residential	2.9	10
LDR/RD-5/RD-5	Single-Family Residential	4.6	24
LDR/RD-5/RD-5	Single-Family Residential	10.3	58
LDR/RD-7/RD-7	Single-Family Residential	7.2	46
LDR/SCHOOL/RD-5	Elementary School	10.0	-
LDR/Park/O	Parks	8.2	-
Comm/Off/CMU/LC	Commercial/Mixed Use	2.0	-
Comm/Off/CMU/LC	Wetland Preserve	6.4	-
Comm/Off/CMU/LC	SMUD Substation	9.9	-
Comm/Off/CMU/LC	Landscape Corridor	0.9	-
Comm/Off/CMU/LC	Detention Basin	13.9	
Total	**-**	**79.7**	**152**

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required:

- City of Rancho Cordova
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Game

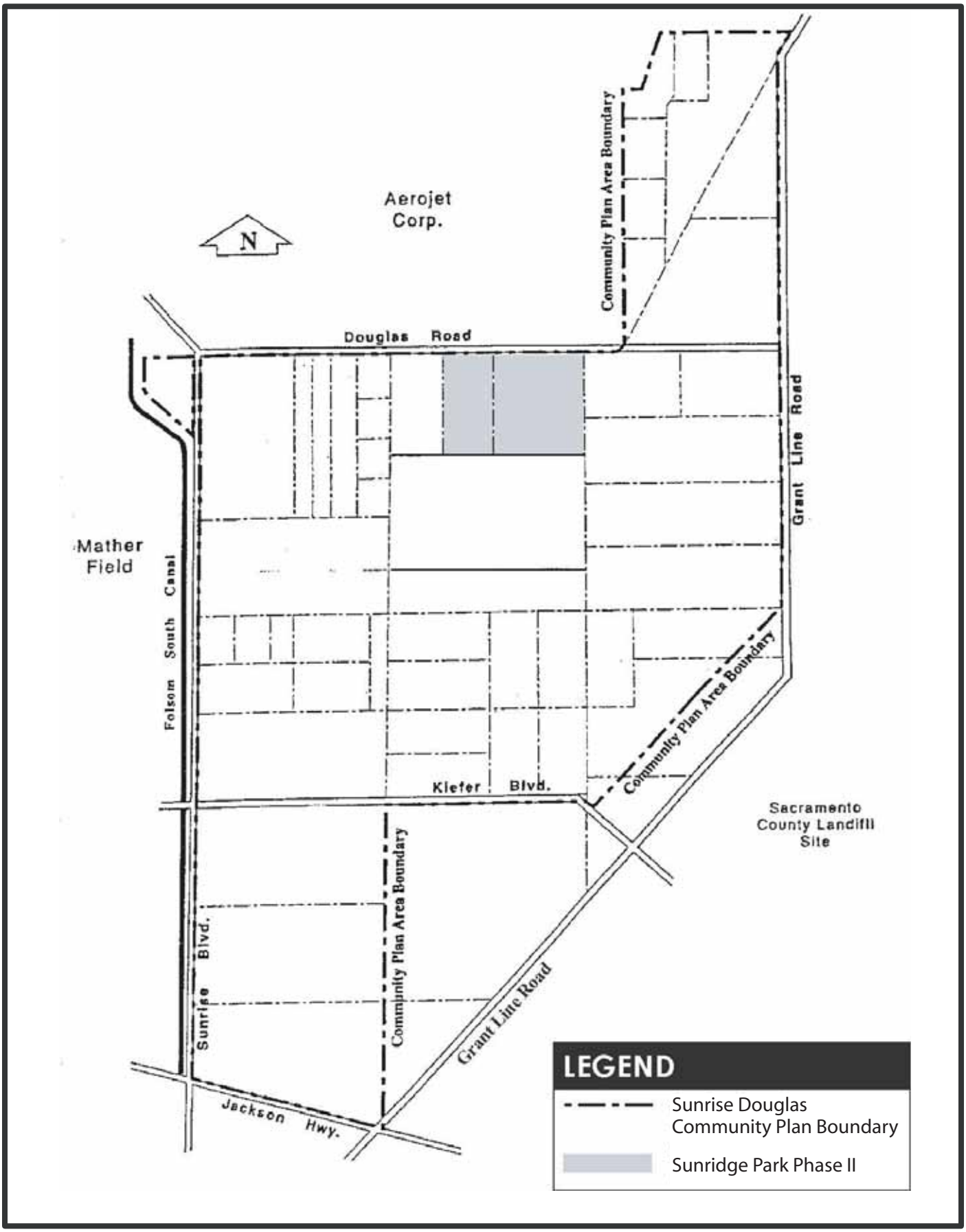


Source: MHM,2003

Sunridge Park / Phase II Regional Location Map - April 2005

FIGURE 1
SUNRIDGE PARK PHASE II REGIONAL LOCATION MAP

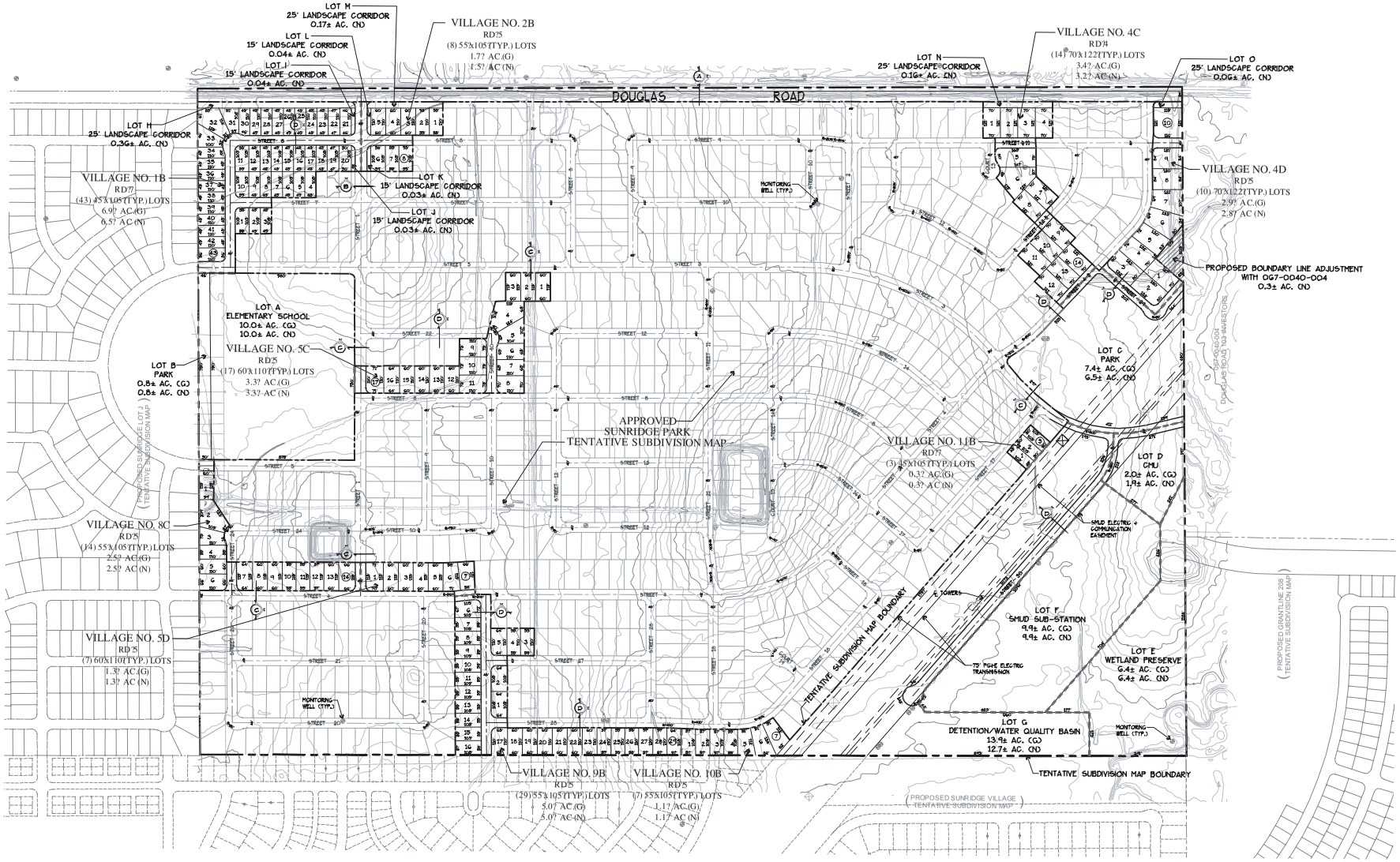
PMC



Sunridge Park/Phase II Project Location, April 2005

FIGURE 2
SUNRIDGE PARK PHASE II PROJECT LOCATION

PMC

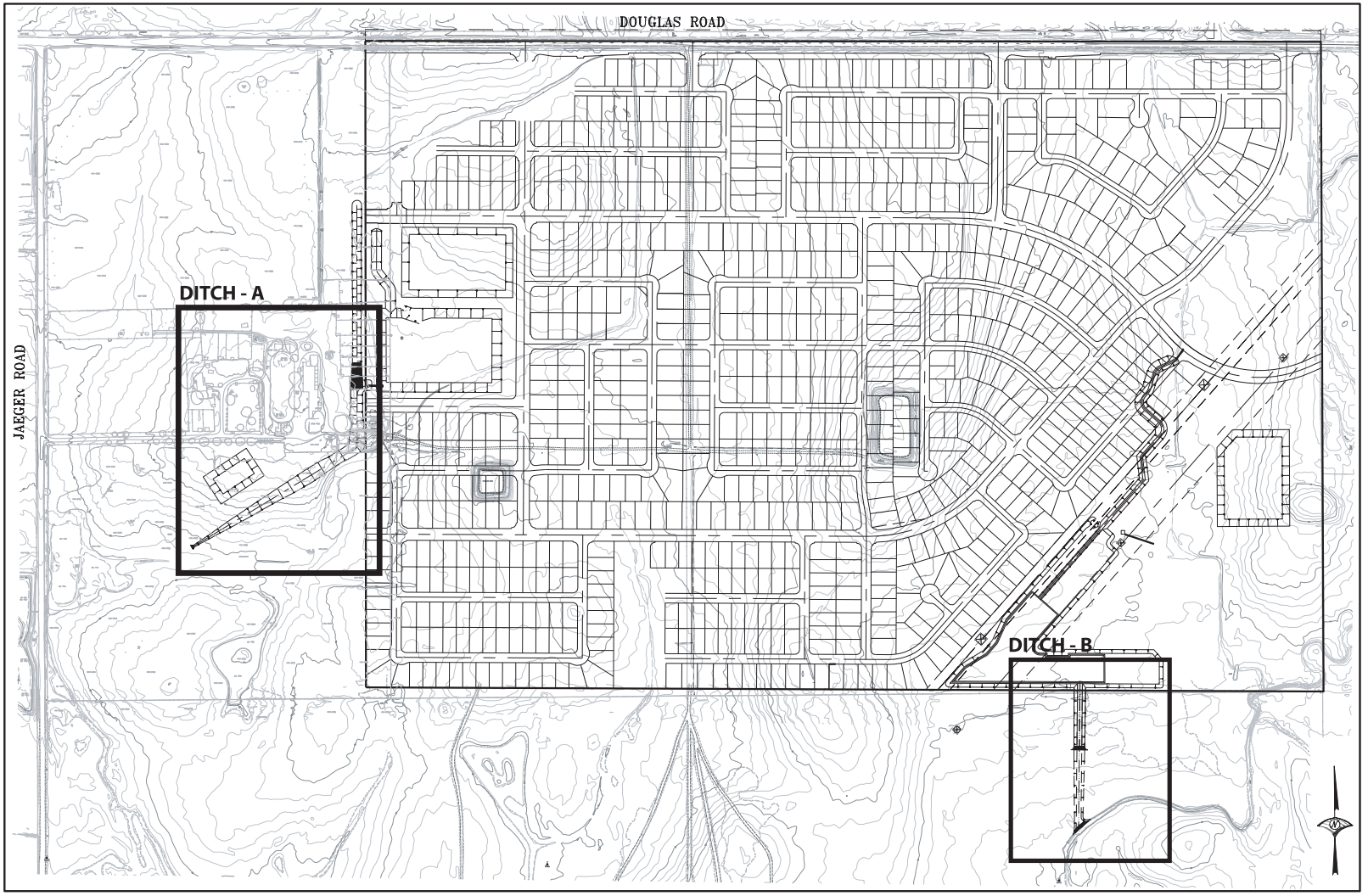


Source: Wood Rodgers

Sunridge Park Phase II Tentative Subdivision Map, April 2005

FIGURE 3
SUNRIDGE PARK PHASE II TENTATIVE SUBDIVISION MAP

PMC

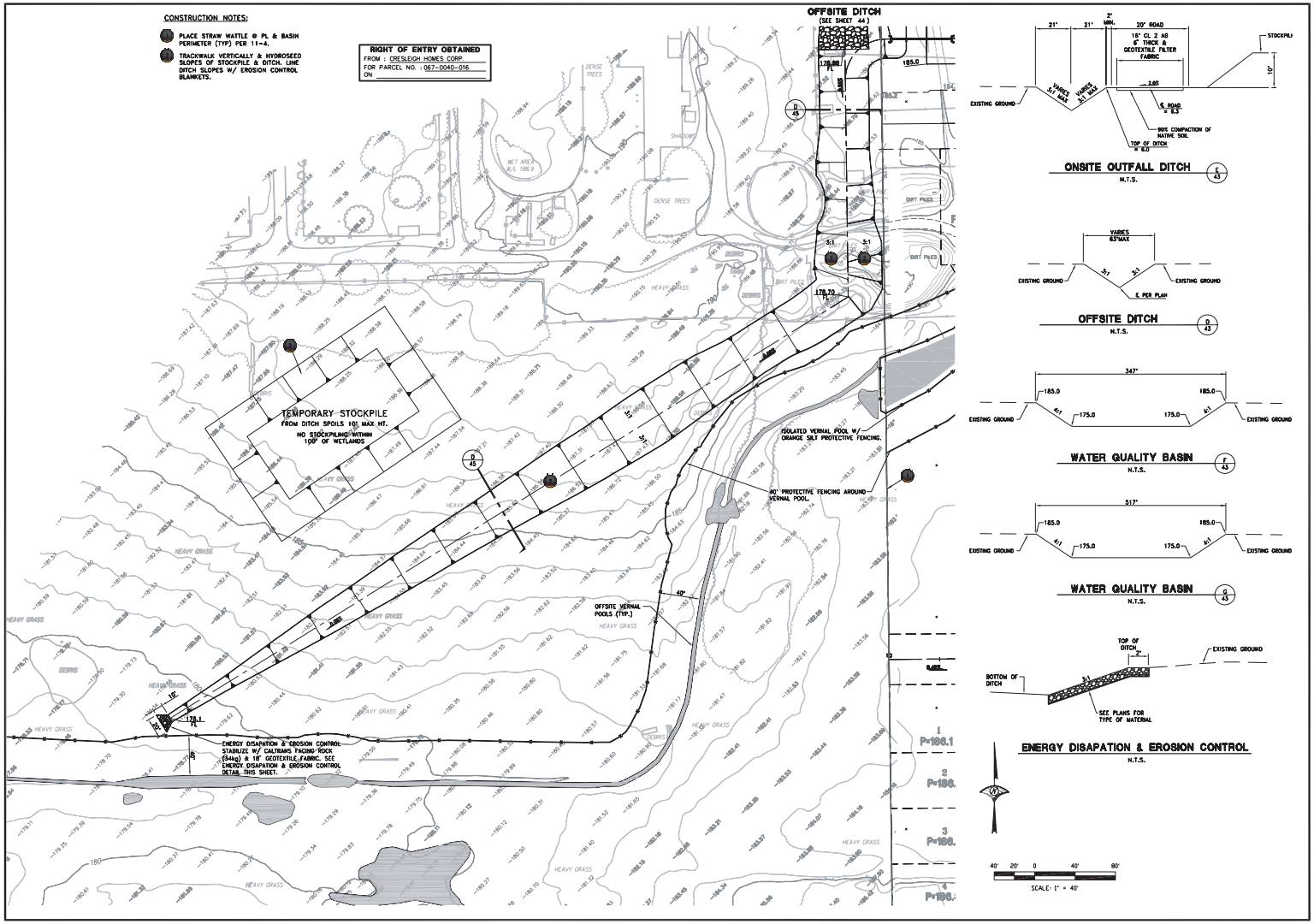


Source: Wood Rodgers, 2005

Site Plan with Offsite Ditch Locations, June 2005

FIGURE 4
SITE PLAN WITH OFFSITE DITCH LOCATIONS

PMC

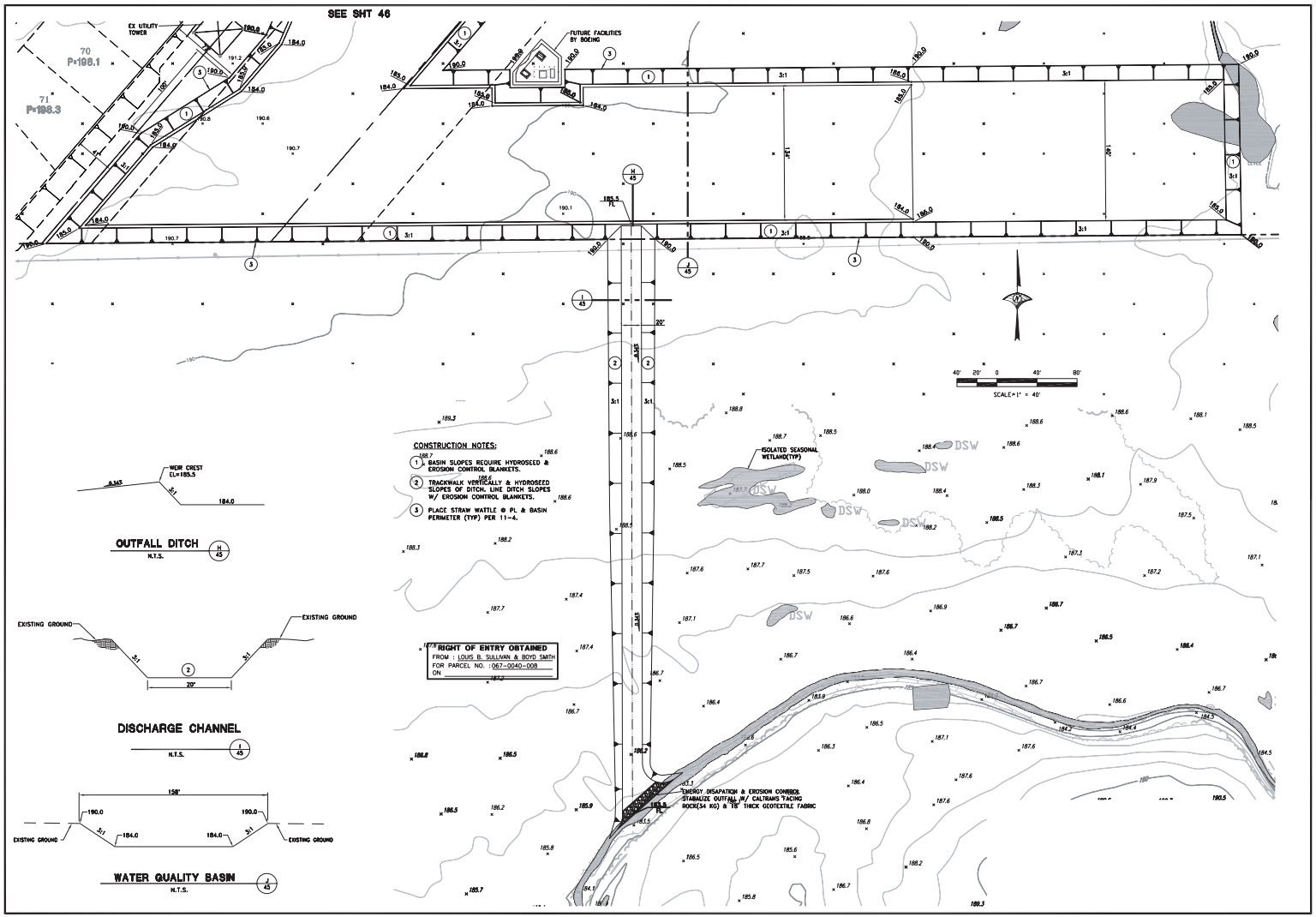


Source: Wood Rodgers, 2005

Detail - Ditch A, June 2005

FIGURE 5
DETAIL - DITCH A

PMC



Source: Wood Rodgers, 2005

Detail - Ditch B, June 2005

FIGURE 6
DETAIL - DITCH B

PMC

3.0 Environmental Setting, Impacts And Mitigation Measures

INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 17 specific environmental issues evaluated in this chapter. Other CEQA considerations are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

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

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

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

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

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

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

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Sunridge Park Phase II

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 Sunridge Park Phase II (Phase II) project site is located within the approved Sunridge Park Tentative Map project area. Sunridge Park is part of the SunRidge Specific Plan (SRSP) area, which is located within the Sunrise Douglas Community Plan (SDCP) area. **Figures 1** and **2** illustrate the regional and project site location, respectively. The approved Sunridge Park project is generally bounded by Douglas Road to north, the proposed Preserve at Sunridge to the south, proposed SunRidge Specific Plan projects to the east, and the Sunridge Park Lot J and Jaeger Road to the west. The Phase II portions of the Sunridge Park project site are displayed in grey in **Figure 3**.

5. **Project Sponsor's Name and Address:** Brian Vail
   River West Investments
   7700 College Town Drive #109
   Sacramento CA, 95826

6. **General Plan Designation(s):** LDR and Commercial/Office.

7. **Zoning:** RD-4, RD-5, RD-7, LC and Open space

8. **Specific Plan:** The project is located within the approximately 2,605.8-acre Sunridge Specific Plan Area. The Sacramento County Board of Supervisors (Board) certified the SDCP/SRSP EIR for the Specific Plan area on July 19, 2002.

9. **APN Number:** Portions of 067-0040-014 and 067-0040-015

10. **Description of the Project:**

    The Phase II project is located on a 79.7-acre portion of the approved Sunridge Park project. The Large Lot/Small Lot Tentative Subdivision Map for the Sunridge Park project was approved by the City of Rancho Cordova on January 20, 2004. This project seeks a Rezone and Tentative Subdivision Map to create 152 single family lots, 1 elementary school lot, 2 park lots, 1 CMU lot, 1 Detention/Water Quality Basin lot, 1 SMUD sub-station lot, 8 landscaped corridors and two offsite drainage channels. The subject property was shown on the Sunridge Park Tentative Subdivision Map, approved by the Rancho Cordova City Council on February 12, 2004, as a "remainder" lot. According to the Biological Opinion for the Sunridge Park Phase II project will result in placement of fill into 1.33 acres of listed habitat associated with the vernal pools located on the subject property and 0.47 acres of seasonal wetlands. This application will complete planning efforts in the Sunridge Park plan.

    The Phase II project also proposes to construct two offsite drainage channels extending from the on-site water quality basins (refer to **Figures 4, 5** and **6**). Storm water will flow from the westerly basin through an offsite-graded ditch, which will then flow via natural swales through the Sunridge Lot J project site (refer to **Figure 4**). **Figure 4** shows a detention basin

and stockpile along the western border. The drainage channel (Ditch A) would exit the detention basin and extend into the Lot J project site (refer to **Figure 5**). The southern drainage channel (Ditch B) will convey the treated storm water from the basin into the tributary of Morrison Creek. Ditch B will be designed with outlet protection (refer to **Figure 6**). The discharge area will be flared at the lower end and lined with 10 to 12-inch rock to prevent erosion and scouring of the embankment and channel at its point of entry with the tributary to Morrison Creek. The storm drainage system in Sunridge Park would be designed to retain summer (nuisance) flows (i.e., drainage flows as a result of watering and other residential activities) and only release natural storm event flows. The design of the proposed drainage facilities and the Best Management Practices for the project are being designed protect the water quality and mimic the existing hydrological conditions. The "Drainage Design Sunridge Park" report dated May 9, 2005 and the "July 2004 Sunridge Park Drainage Study" (see **Appendix C**) contain a full description of the drainage system features and their compatibility with the Wetland Avoidance Plan prepared by the USFWS, US Army Corps of Engineers and EPA.

The detention basin along the western boundary and Ditch A would ultimately be replaced by a drainage pipe through Lot J (that would require approval and coordination from the Lot J property owner) and a large detention basin in Montelena (Sunridge 250). The temporary drainage facilities described above would be replaced by Sunridge Specific Plan drainage facilities, which are not part of this project.

11. Surrounding Land Uses and Setting:

The Sunridge Park- Phase II is located within the approved Tentative Map area of Sunridge Park. The Sunridge Park project site is generally bounded by Douglas Road to the north, the proposed Preserve at Sunridge project to the south, proposed SunRidge Specific Plan projects to the east, and the approved Sunridge Park Lot J and Jaeger Road to the west.

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

1. Sacramento Metropolitan Air Quality Management District (SMAQMD)
2. Central Valley Regional Water Quality Control Board (CVRWQCB)
3. U.S. Army Corps of Engineers
4. U.S. Fish and Wildlife Service
5. California Department of Fish and Game

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated or " potentially significant" as indicated by the checklist on the following pages.

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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with State CEQA Guidelines Section 15063, to determine if the Sunridge Park Phase II project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Subsequent Mitigated Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.

7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

8. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The visual and aesthetic resource impacts associated with the Sunridge Park project were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (SDCP/SRSP EIR) and the Sunridge Park and Sunridge Lot J MND. Given that the Phase II is part of the approved tentative map portion of the Sunridge Park project, the potential visual resource impacts were adequately addressed in the previous environmental analysis. In addition, there are no scenic vista views available from the Phase II project site. Mid-range views consist of rural homesteads, limited agriculture operations, and open space. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations and military/airport operations. The proposed grading and site preparation activities would not result in additional visual resource impacts that were not adequately addressed in the previous environmental documents; therefore, no impacts are anticipated.

b) *No Impact/Reviewed Under Previous Document.* As discussed above in a), both the SDCP/SRSP EIR and the Sunridge Park MND addressed potential damage to scenic resources on the project site and in the Community Plan area. The nearest highways are US 50 and the Jackson Highway (SR 16). SR 16 is not designated as a state scenic highway in the vicinity of the project site. US 50 is located approximately 4 miles north and State Route 16 is approximately 4 miles south of the project site, respectively. The Phase II project would not damage scenic resources views from these highways. Therefore, there is no impact.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The entire Community Plan area is specifically identified in the County General Plan as an Urban Development Area and falls within the Urban Service Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of land to urban uses, (iii) compatibility with the surrounding area, (iv) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the Sacramento County General Plan EIR (SDCP/SRSP FEIR, p. 4.32).

The Sacramento County General Plan EIR noted that development of the project area would include various intensities of development, which could substantially alter existing views and conflict with the scale of existing structures and the rural character of these areas. The introduction of urban uses and densities into these areas would substantially alter the nature of existing viewsheds, and therefore result in a significant and unavoidable impact. (Sacramento County General Plan EIR, pp. 4.10-11.)

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

The Sunridge Park Phase II project does not include a residential component or proposed density ranges different from those already analyzed in the SDCP/SRSP Master EIR. The City, therefore, could not identify any significant visual impacts associated with this project and the proposed activities. Notably, the County Board of Supervisors adopted a Statement of Overriding Considerations for this impact as part of the SDCP/SRSP project approval. (See SDCP/SRSP - CEQA Findings of Fact and Statement of Overriding Considerations, July 18, 2002, pp. 154-158 (hereinafter, "Findings").)

The Phase II project represents approximately less than one percent of the overall SDCP area. Given plans to urbanize those areas surrounding the proposed project site, the project's contributions to the previously-disclosed, larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would 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/Reviewed Under Previous Document*. The Phase II project site is depicted on Sacramento County General Soils Map as being comprised mostly of Redding-Corning-Red Bluff soils which are "moderately well drained soils that are moderately deep over a cemented hardpan and well drained and moderately well drained soils that are very deep" (SDCP/SRSP FEIR, page 4.30). In addition, the project site is depicted on the CA Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G) and Farmland of Local Importance (L). Grazing Land is suitable for the grazing of livestock and Farmland of Local Importance are generally crop and irrigated pasture lands, which do not qualify as Prime or Unique farmland. As such, implementation of the Phase II project would not convert Prime, Unique, or Farmland of Statewide Importance to non-agricultural uses; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The project area's zoning was changed from AG-80 to AG-20 via the County's adoption of the SDCP/SRSP project in July 2002. In the SDCP/SRSP Master EIR, the County expressly stated that the AG-20 zoning was only temporary, until the 2002 expiration of the Williamson Act contract, and that it was assumed for the purposes of the EIR's analysis that the area would be rezoned and developed consistent with the Specific Plan land use designations, which specify low-density residential uses. (See SDCP/SRSP FEIR, pp. 4.17 (footnote 4), 4.17a (map of SP land use designations).) Furthermore, the SDCP/SRSP Master EIR previously examined the impact of the potential

development within the SDCP/SRSP areas on existing and adjacent agricultural uses. (FEIR, pp. 4.19, 4.30–4.31.) The Master EIR concluded that these impacts had been globally addressed in the County's General Plan EIR, which examined the conversion of the area's agricultural uses to urban uses (SDCP/SRSP FEIR, p. 4.31).

The Sunridge Park project site was rezoned by the City to allow for various Low-Density Residential (LDR) densities ranging from RD-4 through RD-7. The activities associated with the Phase II area are to allow them to fill in the rest of their uses for the development of the approved residential portion of the Sunridge Park project; therefore, would not conflict with the site's zoning designations. Approximately 244 acres of the SRSP area, which includes portions of the Phase II project site, was under a Williamson Act Contract (Resolution No. 72-AP-008). However, the previous property owner filed a Notice of Non-Renewal and the subject properties Williamson Act contract expired in 2002 (CA Department of Conservation, August 2003). Therefore, the project's conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts act are considered *less than significant*.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes local measures, which are planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project site, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The project would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered *less than significant*.

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

Mitigation Measure

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

MM 3.1 The Sunridge Park Phase II project proponents shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the City Council, for the purpose of funding a

variety of transportation demand management strategies, which will contribute to the 15% reduction in emissions mandated by General Plan Policy AQ-15.

Timing/Implementation: *Prior to Improvement Plans or Final Map, whichever comes first.*

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

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

b) *Potentially Significant/Reviewed Under Previous Document.* Sacramento County is a known non-attainment area for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from implementation of the SunRidge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19.). The Master EIR determined that the buildout of the Specific Plan with projects such as the Phase II project would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10. (*Ibid.*) As discussed in a) above, the project is subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing NOx emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp. 11.15–11.16, 11.18–11.20). Implementation of Mitigation Measure AI-1, proposed in the SDCP/SRSP Master EIR, SMAQMD's approved construction emissions programs (Findings, p. 101), and a measure substituted by the Board for proposed measure AI-5 (Findings, p. 106) were found by the Board to mitigate, but not entirely avoid, these impacts from air pollutant emissions. The activities associated with the Sunridge Park Phase II project were not addressed in the SDCP/SRSP Master EIR; therefore, the City proposes the following mitigation measures, which are revisions to those previously adopted measures, to ensure that the Phase II project construction related impacts are reduced to the greatest extent feasible.

Mitigation Measures

The following mitigation measures are a revision to the previously adopted Mitigation Measure AI-1 for the SDCP/SRSP EIR, and are applicable to the Sunridge Park Phase II project.

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

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

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

MM 3.2b The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note in all project construction plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the proposed project site does not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a month summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.

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

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

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

Implementation of Mitigation Measures 3.2a through 3.2f would reduce the Phase II project's construction and potential air violation related impacts. However, impacts to air quality cannot be fully mitigated. The County adopted a Statement of Overriding consideration for air quality impacts associated with the SDCP/SRSP EIR. This project would not contribute any new impacts above those evaluated in the EIR.

c) *Potentially Significant/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above. The County adopted a Statement of Overriding consideration for air quality impacts associated with the SDCP/SRSP EIR. This project would not contribute any new impacts above those evaluated in the EIR.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The grading and site preparation activities associated with the Phase II project do not emit substantial pollutant concentrations. In addition, standard equipment and best management practices (BMPs) employed during construction activities will ensure that this impact is reduced to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Rendering Company (SRC) owns and operates the Sacramento Rendering Plant (Facility), which is located at 11350 Kiefer Boulevard. The Facility is situated on an approximately 600-acre site and is adjacent to the SDCP area's western boundary. The plant is located approximately 2 miles southwest of the proposed project site. The Facility handles and processes nearly 11 million pounds of animal waste products per month. The Facility operates under noxious-use control requirements, which are established and enforced by the Sacramento Metropolitan Air Quality Management District (SMAQMD). Since the certification of the SDCP/SRSP Final EIR, which occurred in June 2002, the Facility has been retrofitted with state-of-the-art scrubbers and other air pollution devices. The additional devices are equipped with the latest odor control technology and have reduced any potential impacts associated with Facility operations on adjacent and nearby land uses to insignificant levels. The SDCP/SRSP Final EIR concluded that full mitigation of potential odor impacts associated with the rendering plant was beyond the control of the County and that land use compatibility impacts remained significant and unavoidable. However, since the SDCP/SRSP Final EIR was certified, potential compatibility impacts with the Sacramento Rendering Plan were mitigated consistent with LA-3 of the SDCP/SRSP EIR and no further impacts are anticipated. The upgrades to the rendering plant have been made and the cost of the upgrades has already been paid; therefore, this impact is considered *less than significant*.

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

Existing Setting

The Phase II project site is interspersed with seasonal wetlands, which are shallow depressions underlain by slowly permeable soils that support various hydrophytic plant species. These wetlands typically have saturated soil conditions in the winter and early spring and moderately dense vegetation dominated primarily by plant species that occur in both wetland and upland habitat. Plant species include perennial ryegrass, Mediterranean barley, and coyote thistle. The project also contains vernal pools on a variety of soil types. Vernal pools are typically found in depressions where a claypan, hardpan, or impermeable layer causes the water to collect during the wet season. The onsite vernal pools support vernal pool buttercup, manna grass, clover, perennial ryegrass, and coyote thistle. In addition, the non-native grasslands present on the project site support several common wildlife species including, but not limited to, mourning dove, western meadowlark, scrub jay, western kingbird, and lesser goldfinch. The onsite

wetlands and vernal pools also support a wide variety of wildlife including mallards, killdeer, song sparrow, black phoebe, and raccoon.

The Sunridge Park/Lot J MND (November 2003) addressed the potential biological impacts of development on the approved Tentative Map portion of the project site and applied mitigation measures to reduce impacts to onsite biological resources. The mitigation measures required the preparation of a wetland-delineation, site-specific special-status species surveys, 40-foot setbacks from wetlands and strict Best Management Practices, and other measures to provide mitigation for known onsite biological impacts. In addition, the mitigation required that the project applicant secure all appropriate state and federal permits associated with biological resources prior to project implementation. This SMND focuses on the Phase II project's potential impacts to wetlands, special-status species, and impacts not previously addressed in the Sunridge Park/Sunridge Lot J MND or Sunridge Park Remainder Lot SMND. Biological Opinions have been issued for the Sunridge Park and Lot J projects; however, no 404 permits have been issued at the time this document was prepared. The USFWS' Biological Opinions for the Sunridge Park (Jan. 7, 2005) and Lot J (Dec. 22, 2004) projects are included with this MND in **Appendix B**.

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document*. Impacts to special-status species for the Community Plan area were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR. (See FEIR, pp. 14.27–14.32.) The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits (Findings, pp. 120-121 [mitigation measures BR-4, BR-6]).

There have been various special-status surveys for four federally listed and proposed species in the SDCP area, including the vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), California tiger salamander (*Ambystoma tigrinum*), the valley elderberry longhorn beetle (*Desmocerus californicus*), slender Orcutt grass, and Sacramento Orcutt grass (*Orcuttia viscida*). Except for the tiger salamander, these species are identified in the California Natural Diversity Database (CNDDB) records as occurring within five miles of the Phase II project site. The nearest CNDDB occurrence of California tiger salamander is approximately 11.7 miles southeast of the SRSP boundary, where California tiger salamander larvae were located by P. Balfour, with Conservation Resources, LLC in May 1998. Based on the lack of habitat suitability, negative survey results, and the lack of known occurrences in the project vicinity, and dispersal barriers between the nearest known location and the proposed project site, this species is not expected to be present on the Phase II project site. There are five CNDDB records of the valley elderberry longhorn beetle within five miles of the Phase II project site. However, a 2001 Foothill Associates survey determined that elderberry (*Sambuscus spp*.) is not present on the project site, or within 100 feet of the project site boundaries. Since there are no elderberry shrubs onsite or in the immediate vicinity, and the valley elderberry longhorn beetle lifecycle is dependent of elderberry shrubs, this species will not be affected by the proposed project. In addition, there are five CNDDB records for Sacramento Orcutt grass

and two records for slender Orcutt grass occurring within the SRSP. Sacramento and slender Orcutt grass were not observed on the project site during focused surveys conducted by Foothill Associates in 2002. These species were not observed on the adjacent project site during this survey. However, a slender Orcutt grass population of approximately 1,000 plants were observed approximately 1.5 miles west of the project site in May 1993 by Sugnet and Associates. Foothill Associates conducted a USFWS protocol level survey on July 2, 2003. The wetlands and vernal pools on the project site are small and are not suitable for Orcutt grasses, as the inundation period is too short. The focused survey conducted during the appropriate time of the year did not reveal the species on the project site and the habitat is not suitable for supporting these species. Therefore, the proposed project is not expected to affect Sacramento Orcutt or slender Orcutt grass.

A proposed rule to designate critical habitat for federally listed vernal pool species in the Central Valley was published in the Federal Register on September 24, 2002 (USFWS, 2002). However, the final rule excluded Sacramento County and several other counties from the formal critical habit designation (USFWS, 2003b); therefore, the proposed project would not affect designated critical habitat for listed vernal pool species. Critical habitat for the valley elderberry longhorn beetle was formally designated on August 8, 1980 (FR 45:52803), but designated critical habitat for this species is not present on the project site or vicinity. Critical habitat has not been formally proposed for California tiger salamander. The project is not expected to result in adverse modification or critical habitat for any federally listed or proposed species.

The site contains suitable habitat for two federally listed vernal pool crustacean species, the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the federally endangered vernal pool tadpole shrimp (*Lepidurus packardi*). As stated in the USFWS Biological Opinion (Jan. 7, 2005), the proposed Sunridge Park project site has not been surveyed for the presence of vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels in the vicinity, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitats on the proposed project site. There are 166 records of vernal pool shrimp recorded in the CNDDB as occurring in the entire state of California (CNDDB, 2003). Of these records, a total of 57 are from within Sacramento County (CNDDB, 2003). There are two records from within the SRSP boundaries, and another 23 within five miles the SRSP boundaries. The nearest two occurrence (#54 and #23) of this species are from within 1.5 miles of the project site. One of these records (#54), located to the west of the site, was observed in February 1993. The other record (#23) is located to the east of the site and was observed in 1996.

Indirect or secondary impacts to wetlands include: a minor loss and fragmentation of habitat; changes in or loss of hydrology; interference with wildlife movement; and increase in human/wildlife conflicts; impacts to water quality from construction runoff and storm water; and damage to established native plant communities. Indirect and secondary impacts can be minimized or eliminated by appropriate project design, construction scheduling, and the comprehensive use of best management practices (BMP's). A comprehensive list of appropriate BMP's have been identified and included as mitigation for use during construction of the project to minimize wetland impacts. The grading activities in the Phase II parcel would result in the fill of vernal pools, seasonal wetlands, or intermittent drainages, which provide habitat potentially occupied by vernal pool fairy shrimp or vernal pool tadpole shrimp.

In addition, the project site may contain suitable habitat for the Swainson's Hawk (*Buteo swainsoni*), which is state-listed species. To completely fulfill the requirements set forth in SDCP/SRSP EIR, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. It should be noted that the specific activities associated with the Phase II project were not addressed in SDCP/SRSP Master EIR or the Sunridge Park/Lot J MND or Sunridge Park Remainder Lot SMND. The proposed activities may result in new or additional significant special status species impacts that were not identified in the Master EIR for the SRSP area. The City has identified mitigation measures, in addition to previously adopted measures, which will reduce the potentially significant impact to special status species to a less than significant level, and ensure appropriate mitigation as required by SDCP/SRSP EIR Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

Mitigation Measures

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

MM 4.1 The Phase II project may result in a loss of Swainson's hawk foraging habitat. The project shall mitigate for such loss by implementing one of the following alternatives:

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

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

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

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

Timing/Implementation: *The loss of Swainson Hawk habitat must be fully mitigated prior to any ground disturbance.*

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

Implementation of Mitigation Measure MM 4.1, MM 4.2, MM 4.3a through 4.3c and permit conditions would reduce project-specific impacts to special-status species to *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) and c). Impacts resulting from offsite improvements associated with the proposed project will require consultation with proper agencies and obtain permits relating to offsite drainage improvements. The Phase II project also proposes to construct two offsite drainage channels extending from the on-site water quality basins (refer to **Figures 4, 5** and **6**). Storm water will flow from the westerly basin through an offsite-graded ditch, which will then flow via natural swales through the Sunridge Lot J project site (refer to **Figure 4**). **Figure 4** shows a detention basin and stockpile along the western border. The drainage channel (Ditch A) would exit the detention basin and extend into the Lot J project site (refer to **Figure 5**). The southern drainage channel (Ditch B) will convey the treated storm water from the basin into the tributary of Morrison Creek. Ditch B will be designed with outlet protection (refer to **Figure 6**). The discharge area will be flared at the lower end and lined with 10 to 12-inch rock to prevent erosion and scouring of the embankment and channel at its point of entry with the tributary to Morrison Creek. It should be noted that construction of the offsite ditch on the Preserve at Sunridge project site (Ditch B) would be designed to restrict the summer (nuisance) flows and only discharge storm events. This would be consistent with the provisions of the Wetland Avoidance Strategy proposed by the USFWS, U.S. Army Corps of Engineers and the EPA; however, the proposed Ditch B would be located in the area that is shown as a "preserve" in the "Wetland Avoidance Strategy". Foothill Associates has stated in their Drainage Design Sunridge Park report that the drainage system would be consistent with the "Wetland Avoidance Strategy."

Mitigation Measures

MM 4.2 No impacts to Morrison Creek as a result of the offsite ditch (referred to as "Ditch B") on the Preserve at Sunridge project site shall occur unless and until the applicant has obtained all necessary permits, agreements and certifications including but not limited to: Storm water Discharge permit, 401 Water Quality Certification from the State Water Resources Control Board,

Streambed Alteration Agreement shall be obtained from CDFG, and if necessary, a Section 7 consultation with the USFWS.

Or,

The project applicant shall coordinate with the Preserve at Sunridge property owners to construct a separate storm water drainage channel to convey flows to the downstream Anatolia detention basin.

Timing/Implementation: *Prior to ground disturbance.*

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

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Phase II project site contains federally protected wetlands, consisting of vernal pools, ponds and wet swales. The Remainder Lot was originally created to connect the open space area surrounding onsite wetlands and vernal pools and to protect the delineated wetlands and vernal pools from disturbance. Phase II would complete the project and result in fill of 1.33 acres of vernal pools and 0.47 acres of seasonal wetlands. It would, however, preserve onsite wetlands in the 6.4-acre wetland preserve.

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

The project applicant has identified the offsite wetlands and vernal pools, which have been U.S. Army Corps of Engineers verified, as displayed in **Figures 5** and **6** of this SMND and **Figures 1** and **2** of **Appendix C**. **Figures 5** and **6** also show the location of the offsite

ditches in relation to the wetlands in Lot J and the Preserve at Sunridge project sites. The storm drainage system in Sunridge Park would be designed to retain summer (nuisance) flows (i.e., drainage flows as a result of watering and other residential activities) and only release natural storm event flows. The design of the proposed drainage facilities and the Best Management Practices for the project are being designed protect the water quality and mimic the existing hydrological conditions. The "Drainage Design Sunridge Park" report dated May 9, 2005 (Foothill Associates) (see **Appendix C**) contains a full description of the drainage system features and their compatibility with *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area* (herein referred to as the "Wetland Avoidance Strategy") prepared by the USFWS, U.S. EPA, and U.S. Army Corps of Engineers, dated March 2004. The "Drainage Study Sunridge Park" (Wood Rodgers) dated July 2004 (**Appendix C**) analyzes the required on and off –site drainage facilities for ultimate conditions and provide an alternative solution for interim conditions. The Drainage Study was prepared consistent with the Spink Corporations "Final Master Drainage Study for the Sunrise Douglas Community Pan Area."

As described in Foothill Associates "Drainage Design Sunridge Park" report, the applicant has designed the project and the proposed drainage system for Sunridge Park Phase II to be consistent with the 10 strategy principles and standards outlined in the "Wetland Avoidance Strategy", including: (1) maintain natural (existing) watershed integrity and flows to downstream reaches; (2) maintain corridors and large areas for wildlife and propagation of flora; (3) manage stormwater to retain the natural flow regime and water quality; (4) use elevated roads/arched crossings for transportation corridors that must traverse preserve areas; (5) use conservation design elements; (6) locate compatible uses next to preserves; (7) minimize or eliminate any cut or fill activities adjacent to preserve boundary; (8) ensure preservation areas are protected in perpetuity; (9) recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces; and (10) implement compensatory mitigation that adequately offsets both direct and indirect impacts to aquatic resources. The applicant has stated that construction of the offsite ditch on the Preserve at Sunridge project site (Ditch B) would be designed to restrict the summer (nuisance) flows and only discharge storm events (Schnell, 2005). This would be consistent with the provisions of the Wetland Avoidance Strategy proposed by the USFWS, U.S. Army Corps of Engineers and the EPA; however, the proposed Ditch B would be located in the area that is shown as a "preserve" in the "Wetland Avoidance Strategy".

The Biological Opinions for Sunridge Park and Lot J, which are attached in **Appendix B,** contain requirements for Best Management Practices (BMPs) that will be associated with the 404 permits for the projects. Incorporation of these BMPs into the project design and construction would help to ensure that the project is consistent with the "Wetland Avoidance Strategy."

It is important to note that the specific activities associated with the Phase II project were not addressed in the SDCP/SRSP EIR. The following mitigation measures are based on the requirements of measures BR-2 and BR-4, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. In addition, the City has identified specific mitigation measures for the Phase II project, when implemented with previously adopted measures, would reduce the Phase II's potentially significant impacts to the onsite wetlands and vernal pools to a less than significant level, as required by the

County's and federal government's no net loss policies (FEIR, pp. 14.23–14.24; Findings, pp. 116–119).

Mitigation Measures

The following mitigation measures address the Phase II project's potential wetland impacts.

MM 4.3a The applicant shall obtain all necessary US Army Corps of Engineers permits pursuant to Section 404 of the Clean Water Act, and all necessary California Endangered Species Act permits and Streambed Alteration Agreements from the CDFG, pursuant to the Fish and Game Code. The project shall comply with Sacramento County General Plan no net loss policies for wetland habitat acreage and values (CO-62, CO-70, CO-83, and CO-96), which establish performance standards for a wetland avoidance/mitigation strategy. The applicant shall submit the Avoidance/Mitigation Plan to the City of Rancho Cordova for review and approval. This measure must be complied with to the satisfaction of the Rancho Cordova Planning Department.

Timing/Implementation: *Prior to ground disturbance and Final Map.*

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

MM 4.3b The applicant shall submit a Wetland Avoidance/Mitigation Plan, which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat or acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in accordance with the US Army Corps of Engineers, and the USFWS, regulations, and to the satisfaction of the City of Rancho Cordova. A copy of the 404 permit and the biological opinion shall be provided to the city. The Avoidance/Mitigation Plan shall ensure the following:

- The location of U.S. Army Corps of Engineers verified wetlands and vernal pools onsite and for all offsite properties where grading activities and uses are proposed;
- Written verification of wetland delineation from US Army Corps of Engineers;
- The location of proposed wetland preservation, acquisition, and creation site(s);
- A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat

acreage, values and functions. Compensation wetlands shall be designed to:

- Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.

- Mitigate the loss of special status species habitat, including fairy/tadpole shrimp to the satisfaction of the USFWS. This will include written verification of USFWS acceptance.

- A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met.

- A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity.

- The project applicant shall provide an onsite monitor to ensure compliance with identified mitigation for the duration of all proposed activities. The construction manager shall submit bi-annual compliance reports to City monitor for review for a period of 5 years.

- The applicant shall grant full access to the project site for City of Rancho Cordova environmental staff to monitor construction activities and mitigation compliance. Access shall be granted during all construction activities. In addition, City monitor may issue stop work orders if mitigation non-compliance is identified.

Timing/Implementation: *Prior to approval of final map and/or site disturbance (whichever comes first) and during all phases of construction. The monitoring plan shall remain in place for a period of five years after construction activities have been completed.*

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

MM 4.3c For portions of the project, which will not directly affect wetlands but may indirectly affect wetlands, the applicant shall prepare a "Wetland Impact Minimization Plan," which will provide specific "Best Management Practices" (BMPs) for construction and operation, and provide a copy to the Planning Department for approval prior to site disturbance. All BMPs shall be incorporated into the project design and operation in order to ensure to no adverse environmental effects to or waste/pollutant discharge (e.g., sediment and urban pollutants) into a wetland that would result in a "take" of tadpole and fairy shrimp. The "Wetland Impact Minimization Plan" shall provide feasible and effective BMPs that are proven to be suitable for the soil conditions, hydrology and topography in the project area. Additionally, redundant BMPs shall be utilized to ensure no adverse effect to wetlands. Approval of the "Wetland Impact Minimization Plan" shall occur prior to any site disturbance. The BMPs and proposed setbacks shall be clearly shown on improvement plans for each impacted wetland and vernal pool within the area of effect. BMPs shall be listed in the improvement plans and detailed drawings shall be provided for the affected wetlands and vernal pools. The applicant shall provide funds for the City to hire a qualified professional to verify the adequacy of the BMPs to meet the standards. Field monitoring, sampling and reporting shall be conducted throughout project construction and after storm events (in combination with SWPPP monitoring) to ensure that the BMPs are working. The applicant shall fund a full-time monitoring position for a qualified monitor to conduct onsite monitoring. If BMPs are found to be ineffective through field monitoring and sampling, the applicant and monitor shall work with the City to incorporate new BMPs. At the conclusion of grading activities, the construction monitor will prepare a compliance report. The report shall be distributed no later than two weeks after grading activities have be concluded. City staff shall be authorized to conduct spot monitoring during construction activities and after storm events. The monitor will be given authority to postpone or shutdown construction activities if a violation occurs. If 404 permits are issued allowing fill and/or discharge into previously avoided wetlands, the conditions of said permits will supersede the conditions of this mitigation measure. The combination of BMPs selected for the project shall be appropriate for clay soils and shall be effective at meeting all of the following objectives: erosion control; sediment control; tracking control; wind erosion control; non-stormwater management control; and waste management and materials pollution control.

The applicant shall also comply with the provisions of the Biological Opinions for Sunridge Park (for onsite features), Lot J (for Ditch A), and the Preserve at Sunridge (for Ditch B). Improvement Plans shall include design details and calculations that

demonstrate how summer nuisance flows are not discharged into Morrison Creek and other wetland features.

Timing/Implementation: Prior to site disturbance and during all construction activities.

Enforcement/Monitoring: City of Rancho Cordova Planning Department.

Implementation of Mitigation Measures MM 4.3a through 4.3c would ensure that the project's wetlands impacts are reduced to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The activities associated with the Phase II project would not interfere with the movement of any fish or wildlife species (i.e., mourning dove, western meadowlark, scrub jay, killdeer, or raccoon) or impede the use of native wildlife nursery sites or corridors. No California tiger salamander have been identified in the SRSP area since 1998, when one was identified approximately 11.7 miles from the site. Therefore, this impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The Phase II project site does not contain any trees. Impacts to native oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an onsite tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9)). Because the site does not contain trees*, less than significant* impacts are expected and no mitigation is necessary.

f) *No impact/Reviewed Under Previous Document*. Currently, there is not an adopted Habitat Conservation Plan (HCP) for Sacramento County or the SDCP/SRSP; therefore, the projects would not conflict with such plans and will have *no impact*.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V.	**CULTURAL RESOURCES.** Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in " 15064.5?	☐	☒	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to " 15064.5?	☐	☒	☐	☐	☒
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☒
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☒

Existing Setting

Record searches and field examinations were conducted in preparation for the SDCP/SRSP EIR; however, only portions of the Plan area were surveyed. There were two previous surveys that covered the Plan area include: Slaymaker, 1988 and Peak and Associates, Inc. 1989. The most current survey was conducted on May 30, 1997. The surveys concluded that the Plan area was void of any prehistoric resources; however, the survey did identify two historic resources within the area. The most current survey included only portions of the Sunridge Park and Phase II. No historical, archeological, paleontologic, or evidence of human remains were identified during the most recent survey; however, significant resources may be present on the project site and additional surveys would be required or existing surveys updated.

Discussion of Impacts

a) Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document. As indicated above, limited Cultural Resource surveys were conducted and evaluated for the Community Plan area. The surveys indicated that the Sunridge Park project site was most likely free of important cultural/historical resources and it was determined that the site had a low probability of such resources. It should be noted that only portions of the site was included in the surveys conducted for the Community Plan area, but the SDCP/SRSP EIR identified mitigation to reduce potential impacts on cultural and historical resources (SDCP/SRSP Final EIR, page 15.9). Due to the low probability of cultural resources on the Sunridge Park project site, implementation of the Phase II project is not expected to result in any new cultural resource impacts.

Mitigation Measure

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

MM 5.1 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City of Rancho Cordova Planning Department shall be immediately notified at 916-942-0283. At that time, the City will coordinate any necessary investigation of the site with an appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. This measure shall be included in all grading and improvement plans.

Timing/Implementation: *During all phases of ground disturbing activities.*

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

Implementation of Mitigation Measure MM 5.1 would reduce the project's potential cultural, historic, paleontologic, and archeological resource impacts to *less than significant*.

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS. Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☒	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☐

Existing Setting

The SDCP/SRSP EIR included an evaluation of the soils and geological conditions of the Sunridge Park project site. Design and construction of the proposed Phase II structures in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) would ensure that significant damage as a result of seismic ground shaking is prevented. In addition, the SDCP/SRSP EIR concluded that the soil types and geologic conditions occurring on the proposed project site are suitable for the proposed activities associated with the Phase II project. In **Appendix C** the Sunridge Park Drainage Plan describes storm water management measures to be implemented during Phase II construction.

Discussion of Impacts

a)

(i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant*.

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

(iii) *Less than Significant Impact/Reviewed Under Previous Document*. See response to (i) above. The soil types of the Phase II project site consists of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not constitute a potential impact for ground failure or liquefaction.

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

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The grading and site preparation activities associated with the Phase II project would remove vegetative cover and expose soils to wind and surface water runoff. The project is subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. The project would include a 16-foot deep trench for the sewer and water pipes with excess soils being used for onsite fills. This could result in erosion impacts unless mitigation is incorporated.

Mitigation Measure

The following mitigation measures are applicable to the Phase II project.

MM 6.1a Prior to the commencement of grading for the proposed project, a detailed erosion and sediment control plan shall be prepared, as required in the City of Rancho Cordova Grading, Erosion and Sediment Control Ordinance. This can be done in combination with preparing the SWPPP (required as part of the NPDES General Construction Permit coverage). The project shall also be consistent with the City's SQIP. The erosion and sediment control plan shall include measures to minimize soil erosion during and after construction activities and include the following measures:

- Limit ground disturbance to onsite areas identified on the Phase II site plan (Figure 3 of this SMND) and offsite

improvements (as described in the project description). Additional review and subsequent environmental documents will be necessary for any proposed offsite grading or improvement activities.

- Preserve existing natural features that provide erosion control.
- Hay bales, silt fences and/or other appropriate erosion control measures shall be placed to prevent siltation of area tributaries.
- Disturbed areas shall be revegetated upon completion of construction activities.
- Any additional water quality requirements set forth by the Regional Water Quality Control Board as part of the project's Water Certification under Section 401 of the Clean Water Act and requirements of the NPDES permit and the City's SQIP shall be incorporated into all grading and improvement plans.

Timing/Implementation: *Prior to ground disturbance.*

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

MM 6.1b All grading activities shall be conducted in accordance with City of Rancho Cordova Grading and Erosion Control requirements. These practices shall include, but not limited to:

- The suitability of excavated material as engineered fill, topsoil, or other type of reuse onsite shall be determined by an engineering geologist or equivalent professional.
- The height and extent of cuts and fills shall be minimized and balanced as nearly as possible.
- Engineered retaining walls shall be used where necessary.
- There shall be no major changes in drainage pattern that would affect the course of streams.

Timing/Implementation: *Prior to ground disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova public Works Department.*

MM 6.1c A determination of the soil's shrink-swell potential shall be conducted. If excessive shrink-swell properties are identified, appropriate engineering mitigation measures shall be conducted as recommended by an engineering geologist or equivalent professional. This may include importation of non-expansive materials, treatment of expansive soils or other appropriate methods consistent with City standards.

Timing/Implementation: *Prior to ground disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova public Works Department.*

MM 6.1d New fill covering previously disrupted soils shall be revegetated to protect the soil from further disturbance or erosion.

Timing/Implementation: *During all phases of ground disturbing activities.*

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

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* 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. However, the project is subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); Mitigation Measure MM 6.1c, which addresses shrink-swell impacts, would reduce the impact to less than significant.

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

e) *No Impact.* The proposed project would not use a septic tank system or other alternative wastewater systems. The project would be served by the extension of Sacramento Regional County Sanitation District (SRCSD) facilities; therefore, there is no impact. The impacts associated with extending sewer pipes to the Phase II portion of the project are described in VI(b) above.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐	☐

Existing Setting

Wallace-Kuhl & Associates prepared an Environmental Site Assessment Update for the Sunridge Park project site by in April 2001. The Assessment identified potential hazardous impacts including but not limited to: the exposure to offsite groundwater contamination; exposure to residual agricultural chemicals; potential Kiefer Landfill impacts; exposure to toxic air emission sources; exposure to PCB's and radon; and the potential of exposure to asbestos during the construction period.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was reviewed in the SDCP/SRSP Master EIR for the Sunrise Douglas Community Plan and the Sunridge Specific Plan Areas (see Section 16. Hazardous Materials). The proposed grading and site preparation activities are not associated with the use of large amounts of hazardous materials. In addition, the proposed construction activities are temporary and would not involve the routine transport of hazardous materials; therefore, implementation of the Phase II project is expected to result in *less than significant* hazardous material transportation and disposal related impacts.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The proposed construction activities would include the use of heavy equipment and the use of oils, fuels and other potentially flammable substances that are typically associated with construction activities. In addition, as noted in the Master EIR, the Phase II project site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to construction workers if PCB exposure occurs as a result of leakage or combustion, or if workers come into contact with contaminated or hazardous materials associated with the storage tanks or illegally dumped debris (FEIR, pp. 16.16–16.20). The FEIR determined that these potentially significant impacts could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and removal of these hazards (*Ibid*).

The specific activities associated with the Phase II project were not addressed in the SDCP/SRSP Master EIR or the Sunridge Park MND. However, the Phase II project is not expected to create any new or additional significant impacts arising from hazardous materials that were not already identified in the Master EIR. To ensure that the measures adopted by the Board are implemented with the Phase II project, the City is requiring the following mitigation measures, which are based on the requirements of measures TX-3, TX-6, TX-7, and TX-8 adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures will reduce the potentially significant impacts associated with Phase II project activities from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.16–16.20).

Mitigation Measures

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

MM 7.1b All debris, trash, refuse, and abandoned, discarded, and/or out-of-service items from the Phase II project site shall be removed and disposed of or recycled offsite. This measure shall be included in all grading and improvement plans.

Timing/Implementation: *Prior to approval of improvement plans.*

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of Mitigation Measures MM 7.1a through 7.1c would reduce potential PCB, underground storage tanks, and/or trash and debris impacts to *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 16: Hazardous Materials and discussions a) and b) above. There are three elementary schools, one middle school, and one high school proposed in the SDCP/SRSP areas. The Phase II activities are anticipated for completion prior to the construction of the schools sites; therefore, the project would not result in the release of acute hazardous materials adversely affecting these proposed school sites and this impact is considered *less than significant*.

d) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Environmental Site Assessment Update, which included review of the various federal, state, and county databases, indicated sites, which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 within one-mile of the project area. The sites include, but are not limited to, the former Mather Air Force Base, McDonnell Douglas, Kiefer Landfill, White Rock Road North Dump, Azteca Construction, and Sacramento Salvage Pool. The Site Assessment Update indicated that only one of the above sites (McDonnell Douglas) was identified on the agency contaminated site list within various radii searches for the subject property. Concerning the McDonnell Douglas site, the groundwater contamination plumes have migrated beneath the subject property. However, it is unlikely that the contamination is a result of the past uses associated with the McDonnell Douglas site (Site Assessment Update, page

16). The public record indicates that remediation efforts are being conducted on an on-going basis to monitor groundwater contamination resulting from past McDonell Douglas/Aerojet operations. The Environmental Site Assessment Update also indicated that the regional groundwater contamination is not an issue for the Sunridge Park area, as water would be supplied by the SCWA facilities from the proposed North Vineyard Well Field, which is approximately seven miles southwest of the project site. Additionally, the identified groundwater contamination is unlikely to affect future development within the SDCP/SRSP areas, based on the low to moderate ground water contaminants, the large depth to first ground water beneath the property, the underlying lithography, and the apparent California Department of Toxic Substances Control conclusion of the negligible potential health risk to future occupants resulting from the migrating vapor groundwater contamination. The FEIR determined that the potentially significant impacts arising from potential contamination of groundwater via existing wells could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and destruction of these existing wells (FEIR, p. 16.18). Given that the Phase II project would not require potable water supplies for the proposed activities, implementation would not result in any new or additional significant impacts arising from hazardous groundwater contaminants that were not already identified in the Master EIR. To ensure that the measures adopted by the Board are implemented, the City is requiring the following mitigation measure, which is based on the requirements of measure TX-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.18).

Mitigation Measure

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of Mitigation Measure MM 7.2 would reduce any other potential public and environment impacts resulting from the Phase II project to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Phase II project site is not located within the Comprehensive Land Use Planning (CLUP) area of the

Sacramento Mather Airport, but is within two miles of the facility. Implementation of the project would not adversely affect operations of this facility and is not anticipated to result in safety related hazards or adverse impacts to people residing or working on the project site. Therefore, this impact is considered *less than significant* (SDCP/SRSP Final EIR, page 4.29).

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not conflict with the *Sacramento County Multi-hazard Disaster Plan, the Sacramento County Area Plan* or any other adopted emergency response or evacuation plan. Therefore, this impact is considered *less than significant*.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?	☐	☒	☐	☐	☒
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 offsite?	☐	☐	☒	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR. (See, generally, FEIR, section 9.) The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term

surface water quality impacts during the construction period and long-term water quality impacts due to urban runoff and accumulated pollutants after development (FEIR, pp. 1.15, 9.12; Findings, p. 78). Implementation of the Phase II project would include grading and site disturbance, which would create new sources of urban runoff (FEIR, pp. 9.12–9.13). In addition, if the runoff is not controlled, the oil, gasoline, and other chemicals used in the construction activities may adversely impact surface water quality. The FEIR concluded that, through the use of water quality control basins proposed in the SDCP/SRSP Master Drainage Plan, combined with flood control detention facilities, compliance with a Storm water Pollution Prevention Plan ("SWPPP") and applicable County ordinances and State requirements, such impacts would be reduced to a less than significant level (*Ibid*). A SWPPP is required for the Phase II project to address site-specific erosion control and water quality issues after construction. The applicant has already submitted a copy of the project's SWPPP to the City. Because the City's Land Grading and Erosion Control Ordinance and State requirements already apply to the project, no further mitigation for water quality impacts is necessary (FEIR, p. 9.13). The project also needs to be consistent with the NPDES and the City's SQIP. The Phase II project is a subsequent project and was not addressed in previous environmental documents. However, the proposed activities are not anticipated to create any new or additional significant water quality or waste discharge impacts that were not already identified in the Master EIR, the Sunridge Park/Lot J MND or the Sunridge Park Remainder Lot SMND. To ensure that the measures adopted by the Board are applied to the Phase II project, the City is requiring the following mitigation measure, which is based on the requirements of measure HY-3, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure will reduce the potentially significant water quality impacts to a less than significant level, as noted by the Master EIR. (FEIR, pp. 9.13.).

Mitigation Measure

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

MM 8.1 The project applicants shall provide storm water quality source and treatment measures consistent with Volume 5 of the Sacramento County Drainage Manual. The final design of such treatment control measures shall be subject to the approval of the Sacramento County WRD and the City of Rancho Cordova Public Works Department. The project also needs to be consistent with the NPDES and the City's SQIP. This measure must be complied with to the satisfaction of the Sacramento County Water Resources Department.

Timing/Implementation: *Prior to the approval of all grading and improvement plans.*

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

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

b) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the Phase II project would not result in any new or additional significant groundwater supply impacts that were not already identified in the Master EIR or the Sunridge Park MND; nor would they cause any impacts peculiar to the Phase II portion of the Sunridge Park project site. The proposed grading and construction activities would not require a permanent water supply; therefore, implementation of the project would not adversely affect groundwater levels. In addition, the potential groundwater impacts at issue have been previously disclosed and are not peculiar to the proposed project, such impacts are not subject to CEQA. Given the scope of the proposed activities, no depletion of groundwater resources would occur and this impact is considered *less than significant*.

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The grading and conversion of approximately 79.7 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the Sunridge Park and Phase II portion of the site. The grading activities associated with the project would increase drainage rates and may result in on- and offsite flooding and erosion. The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5)). No additional on- or offsite siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR. To ensure that the measures adopted by the Board are applied to the Phase II project, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures will reduce the Phase II project potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

Phase II is a portion of the development on the Sunridge Park project site that includes upsizing the basin in the southeastern corner to handle onsite and offsite build out conditions. The detention basin will be modified to provide both long-term water quality treatment (retention) and flood control (detention or attenuation). The modified basin has been designed to handle flows generated from the entire Sunridge Park site, as well as the proposed developments northeast of the project site (North Douglas 1 and North Douglas 2) and approximately 100 residential lots on the Douglas 103 property. The post-construction basin has been designed using Sacramento County design guidelines to provide approximately 0.5" runoff (six acre feet) for the purpose of water quality treatment and 15.6 acre feet of flood control storage.

The Phase II project also proposes to construct two offsite drainage channels extending from the on-site water quality basins (refer to **Figures 4, 5** and **6**). Storm water will flow from the westerly basin through an offsite-graded ditch, which will then flow via natural swales through the Sunridge Lot J project site (refer to **Figure 4**). **Figure 4** shows a detention basin and stockpile along the western border. The drainage channel (Ditch A) would exit the detention basin and extend into the Lot J project site (refer to **Figure 5**). The southern drainage channel (Ditch B) will convey the treated storm water from the basin into the tributary of Morrison Creek. Ditch B will be designed with outlet protection (refer to **Figure**

6). The discharge area will be flared at the lower end and lined with 10 to 12-inch rock to prevent erosion and scouring of the embankment and channel at its point of entry with the tributary to Morrison Creek.

The storm drainage system in Sunridge Park would be designed to retain summer (nuisance) flows (i.e., drainage flows as a result of watering and other residential activities) and only release natural storm event flows. The design of the proposed drainage facilities and the Best Management Practices for the project are being designed protect the water quality and mimic the existing hydrological conditions. The "Drainage Design Sunridge Park" report dated May 9, 2005 (Foothill Associates) (see **Appendix C**) contains a full description of the drainage system features and their compatibility with *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area* (herein referred to as the "Wetland Avoidance Strategy") prepared by the USFWS, U.S. EPA, and U.S. Army Corps of Engineers, dated March 2004. The "Drainage Study Sunridge Park" (Wood Rodgers) dated July 2004 (**Appendix C**) analyzes the required on and off –site drainage facilities for ultimate conditions and provide an alternative solution for interim conditions. The Drainage Study was prepared consistent with the Spink Corporations "Final Master Drainage Study for the Sunrise Douglas Community Pan Area."

Mitigation Measures

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

MM 8.2a Any drainage improvements that are constructed as part of this project shall be designed to ensure that baseline flows from the property remain the same and that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the County Water Resources Division (WRD) and as described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area " (Amendment (MHM Engineers & Surveyors, October 19, 2001)). Detailed plans for the design and construction of all proposed drainage, flood control and water quality improvements, consistent with the Final MDS and Amendment, shall be submitted to the County WRD and the City of Rancho Cordova's Public Works Department for review and approval, including an update to the "Sunridge Park Drainage Study" by Wood Rodgers to include all information requested by the Sacramento County Department of Water Resources.

Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD and the City of Rancho Cordova's Public Works Department, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will reduce peak flows or at least pre-development of the two Folsom South Canal

overchutes at Lower Morrison Creek to the satisfaction of the WRD and the City's Public Works Department.

The project applicant shall obtain drainage easements from the Lot J and the Preserve at Sunridge property owners for the offsite ditches. Copies of any easements shall be provided to the Rancho Cordova Public Works Department.

Timing/Implementation: *Prior to approval of improvement plans.*

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

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

- A wetland delineation for the improvement area verified by the US Army Corps of Engineers.
- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service, and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.
- A detailed vegetation replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

Timing/Implementation: *Prior to any work associated with the Final Master Drainage Study or approval of Improvement Plans, whichever comes first.*

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

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

Timing/Implementation: *Prior to any work associated with the Final Master Drainage Study or approval of Improvement Plans, whichever comes first.*

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

Implementation of Mitigation Measures MM 8.2a through 8.2c, Mitigation Measures 4.1a through 4.1c, and Mitigation Measures 4.2a through 4.2g, would reduce the project's potential water quality standards and waste discharge requirement impacts to *less than significant*. In addition, the reader is referred to Section VI. Geology and Soils, for a further discussion regarding potential siltation and erosion related impacts.

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

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

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* According to the SDCP/SRSP EIR and as depicted on current FEMA maps, the entire project site is located outside the 500-year floodplain (SDCP/SRSP Final EIR, page 9.1b). The proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; therefore, this impact is considered *less than significant*.

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *No Impact/Reviewed Under Previous Document.* Land use related impacts for the Community Plan and Sunridge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). The proposed project's grading and construction activities would not result in any additional land use impacts than those identified in previous documents and the Phase II project would not divide an established community; therefore, there is *no impact*.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were consistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency. (SDCP/SRSP Findings, p. 31.) The proposed Phase II project activities would not conflict with the Community Plan and Specific Plan designations for the project site. Development of the Phase II project would not result in any new or significant additional land use impacts beyond those identified in the Master EIR or the Sunridge Park MND (November 2003). Therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County; therefore, *no impacts* would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact/Reviewed Under Previous Document.* The Sunridge Park, which includes the Phase II 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. Implementation of Phase I of Sunridge Park and the Phase II project will preclude the mining and recovery of potential mineral resources (such as aggregates) on the project site. Therefore, this impact is considered *less than significant*.

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

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

Existing Setting

Major mobile noise sources in the vicinity of the Phase II project site include vehicular traffic along Sunrise Boulevard, Douglas Road, Grant Line Road, Jackson Highway, and Kiefer Boulevard and daily aircraft noise from nearby Mather Field. Stationary sources of noise in the area include, but are not limited to, the Cordova Shooting Center, the Kiefer Road Landfill, the Sacramento Rendering Company, American River Aggregates and Asphalt, and the Douglas Security Park.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less than significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.;* Findings, pp. 111-114). As predicted in the Master EIR, the Phase II project may place residential and other land uses in close proximity to roadways, which may result in traffic

noise in excess of established Sacramento County General Plan and Noise Ordinance Standards (FEIR, pp. 12.15–12.16). The project, however, is subject to the mitigation measures adopted by the County for these impacts. Therefore, this impact will be mitigated to a less than significant level.

The Phase II project is within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. These projects would not create any new or additional significant noise impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because the project is consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the noise impacts at issue have been previously disclosed and are not peculiar to the project, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Implementation of the previously adopted SDCP/SRSP mitigation measures NS-5 and NS-6 at a project-specific level will reduce the potentially significant noise impacts to a less than significant level, as noted by the Master EIR (FEIR, pp. 12.15–12.16; Findings, pp. 111-114).

b) *Less than Significant Impact/Reviewed Under Previous Document*. See a) above. Implementation of the Phase II project would not generate excessive groundbourne vibration or groundbourne noise sources. The proposed grading, site preparation and other construction activities would temporarily increase groundbourne related impacts; however, the project is subject to standard Sacramento County Noise Ordinance requirements, which would ensure that impacts are *less than significant*.

c) *Less than Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) and b) above. In addition, the Phase II project generally includes grading and construction activities to facilitate the construction of Phase 1A of the approved Sunridge Park development project. As such, the project would not include permanent stationary or mobile noise sources and would not place residential uses within the future 60 dB noise contours along Jaeger Road or Douglas Road.

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

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

MM 11.1 The Phase II project shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction

activities. This may be a City phone number if applicable. This information shall also be included in all construction plans and specifications (including grading and improvement plans).

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

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

Implementation of Mitigation Measure MM 11.1 would reduce the project's potential temporary noise impacts to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Phase II project is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed site. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed site from operation of this facility. Therefore, this impact is considered *less than significant*.

f) *No Impact.* There are no private airstrips within the vicinity of the proposed project site; thus, *no impacts* would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING. Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *No Impact/Reviewed Under Previous Document.* As noted in the Master EIR, buildout of the SDCP area could result in the construction of approximately 22,503 residential units, commercial/business/professional land uses and school and park sites (FEIR, p. 3.5). The project site is located within the SDCP and SRSP areas, which were designated in the Sacramento County General Plan as an Urban Growth Area (FEIR, p. 4.33). Potential impacts relating to population and housing were globally addressed in the General Plan EIR (*Ibid*).

The Phase II project would involve grading, construction and drainage improvements to facilitate the development of Phase 1A of the approved Sunridge Park project. Implementation of the project would not create any new or additional significant growth inducement impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the growth-inducing impacts at issue have been previously disclosed and are not peculiar to the project site, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Therefore, the Phase II growth inducement impacts are considered *less than significant*.

b) *No Impact.* The Phase II project is void of any residences; therefore, implementation of the project would not displace existing residences or require the construction of replace housing elsewhere and no impacts would result.

c) *No Impact.* See b) above, additionally, the project site does not currently contain residential structures, so no displacement of people would occur and *no impacts* are expected.

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

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sacramento Metropolitan Fire District (SMFD) would provide fire protection and emergency medical response to the Phase II project. The SMFD is in the process of constructing Station 68, which will be located near the intersection of Sunrise Boulevard and Douglas Road. Implementation of the Phase II project would not require additional facilities or fire protection services than those identified for the SRSP. In addition, the proposed project is subject to Sacramento Metropolitan Fire codes regarding site access and site design, which would assist in mitigating any potential fire and emergency related impacts.

Mitigation Measures

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

MM 13.1a The Phase II project shall comply with the following design measure (unless the project applicant has already complied with these requirements as part of the previous approvals):

- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place for the entirety of the Phase II project.

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

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and the Sacramento Metropolitan Fire District.*

MM 13.1b The project applicants shall pay their fair share of proposed SRSP fire protection facilities (unless the project applicant has already complied with these requirements as part of the previous approvals).

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of the Mitigation Measures MM 13.1a and 13.1b would fully mitigate the Phase II fire protection service impacts to *less than significant*.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento County Sheriff's Department will provide law enforcement services to the Phase II project. The SDCP/SRSP project's effects on law enforcement were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measure

The following mitigation measure (based on PS-6 of the SDCP/SRSP EIR) has been revised to apply to the Phase II project.

MM 13.2 The project applicant shall consult with the City of Rancho Cordova Police Department and implement crime prevention/safety development design measures to the maximum extent feasible. This measure shall be complied with to the satisfaction of the Rancho Cordova Police Department (unless the project applicant has already complied with these requirements as part of the previous approvals).

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of the Mitigation Measure MM 13.2 would mitigate the proposed project's law enforcement service impacts to *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The Phase II project would involve grading, site preparation, and the construction of drainage improvements. The proposed activities would not generate additional or increase the demand for schools or educational related facilities. The SDCP/SRSP project's effects on public schools were

studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. In addition, it should be noted that California Government Code Sections 65995 (h) and 65996 (b) provide full and complete school facilities mitigation. The Phase II project proposes the construction of an elementary school on an approximately 10.0 acre site, located adjacent to the western border of the project site (see **Figure 3.0-3**). Therefore, the project's school facility impacts are considered *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the Phase II project would generate the need for additional parkland. The SDCP/SRSP project's effects on parks were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. Title 22 of the Sacramento County Code (the Land Development Ordinance) contains implementing provisions of the Quimby Act, which sets forth obligations on residential developments to dedicate land for parks or pay fees in-lieu of dedication. The Phase II project proposes the construction of two parks on an approximately 0.8 acre and 7.4 acre sites (see **Figure 3.0-3**). Dedications of parklands and/or provision of in-lieu park fees in accordance with the SRSP Public Facilities Financing Plan and as required by the Quimby Act will ensure the projects' impacts on park and recreation services to *less than significant*.

e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The Phase II project will require the construction of electrical, cable, natural gas or other utility related infrastructure or the extension of existing infrastructure. In addition, the SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measure

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

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

Timing/Implementation: *Prior to ground disturbance.*

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

MM 13.3b To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (PUC) has

mandated specific clearance requirements between facilities and surrounding objects or construction activities. To ensure compliance with these standards, the Phase II project applicant(s) shall coordinate with PG&E early in the development of their plans. Any proposed development plans shall provide unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance of operations of PG&E's facilities.

Timing/Implementation: *Prior to ground disturbance.*

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

MM 13.3c The Phase II project applicant shall address and resolve issues related to the provision of telephone and cable television services within the project area through close coordination with any applicable service providers during project planning and development.

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The Phase II project would include two parks, a 7.4-acre park and a 0.8-acre park, which would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant*.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC. Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

Existing Setting

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). The analysis examined the project-specific and cumulative effects on the Specific Plan area's roadways, intersections, freeway operations, and proposed transit and bikeway facilities (FEIR, pp. 10.17–10.36). The Phase II project is subject to the applicable adopted mitigation measures. The adopted measures would provide the required improvements for roads that would serve the proposed project site (i.e., Sunrise Boulevard, Douglas Road, Americanos Road, and Pyramid Road, etc.).

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document*. Traffic and Circulation issues were globally addressed in the SDCP/SRSP EIR (see Section 10: Traffic and Circulation). The construction activities associated with the Phase II project are not expected to substantially increase the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at affected intersections; however, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate this project's potential traffic related impacts to a *less than significant* level.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See a) above. The proposed grading, site preparation and drainage improvements would involve temporary construction activities; therefore, is not expected to contribute to adverse cumulative conditions. In addition, the traffic generated from the construction activities is not expected to cause any affected roadways to exceed Sacramento County standards for daily travel. The Phase II's contribution is anticipated to be *less than significant*.

c) *No Impact/Reviewed Under Previous Document*. The proposed project does not involve any aviation-related uses but is located within two miles of the Sacramento Mather Airport. The project site is not located within the airport safety zones or within the approach and departure paths for aircraft using the airport and *no impacts* are anticipated.

d) *Less than Significant Impact/Reviewed Under Previous Document*. Access to the Phase II project is subject to design requirement consistent with Sacramento County Department of Transportation Engineering standards and the approved SRSP; therefore, this impact is considered *less than significant*.

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

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

g) *Less than Significant Impact/Reviewed Under Previous Document*. The grading, site preparation, and drainage improvements associated with the Phase II project would not conflict with the provision of alternative modes of transportation; therefore, *less than significant* impacts are anticipated.

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

Existing Setting

Utility and service system providers reviewed the Sunridge Park project and returned comments that were translated into project level conditions of approval. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board outline the processes by which new systems and conveyances must be designed, approved, and implemented within the SDCP and SRSP areas. There were no additional utility or service systems impacts identified for the Sunridge Park projects that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). No wastewater treatment impacts were identified in the EIR that conflicted with applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements or standards. Interim sewer outfall will be needed to serve the projects due to the timing of construction of the proposed CSD-1 Mather and Laguna Interceptors. Temporary facilities include a pump

station (located approximately 4,000 feet south of Douglas Road and 1,200 feet east of Sunrise Boulevard) with an ultimate capacity of approximately 5.75 millions gallons per day (mgd), serving approximately 8,000 dwelling units. The wastewater from the Sunridge Park projects would be pumped via an 18-inch, 36,000 foot force main to the Bradshaw Interceptor at Bradshaw Road and Jackson Highway. The 18-inch force main has a capacity of approximately 9.0 mgd at a velocity of 8 feet per second (fps); therefore, the proposed facilities (interim and long-term) would fully accommodate the sewer flows anticipated from the proposed developments, which includes buildout of the SRSP area (SDCP/SRSP EIR, page 8.6); therefore, this impact is considered *less than significant*.

b) *No Impact/Reviewed Under Previous Document*. As previously discussed, the Phase II project includes grading, site preparation, drainage improvements and construction activities. As such, implementation of the project would not require new water or wastewater facilities treatment or the expansion of existing facilities and no impacts are anticipated.

c) *Less than Significant/Reviewed Under Previous Document*. Implementation of the Phase II project would include the construction of new storm water facilities and substantial grading and site preparation. The provision of the new storm water and associated grading would increase the rate and volume of drainage runoff from the site. The increased grading may result in erosion and adverse water quality impacts to onsite biological resources. Implementation of *Mitigation Measures* 8.1 *through 8.2,* identified above in Section VIII. Hydrology and Water Quality, would ensure that the project's post-development peak flows are reduced to a least pre-development levels and would mitigate potential storm water drainage and associated environmental impacts to *less than significant*.

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

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

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (page 6.21). The Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035; therefore, solid waste impacts are considered *less than significant*.

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

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

Discussion of Impacts

a) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the Sunridge Park Phase II project has the potential to result in significant impacts related to air quality, biological resources (i.e., special-status species, wetlands, and vernal pools), cultural resources, and hydrology and water quality.

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* The project would locate residential and commercial uses, parks, open space and a school within close proximity. This would reduce vehicle travel miles and air pollution. Additionally, the residential density of the project would help reduce the consumption of land in Rancho Cordova for housing that is needed in the Sacramento region. This project would, however, contribute to the cumulative loss of habitat and impacts to biological resources. Mitigation measures contained in this MND, as well as the SDCP/SRSP EIR, Sunridge Park/Lot J MND and Sunridge Park Remainder Lot SMND would reduce impacts to less than significant.

c) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* There are several proposed and approved developments within the SDCP/SRSP areas (i.e., Anatolia, North Douglas I and II, and Rio Del Oro). The Sunridge Park Phase II project, together with other proposed and planned development in the vicinity could result in potentially significant cumulative impacts to air quality, biological resources, cultural resources, and hydrology and water quality.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The activities associated with the Phase II project may result in temporary construction related impacts; however, direct or indirect human health or safety related impacts are anticipated to be *less than significant*.

REFERENCES

City of Rancho Cordova. *Mitigated Negative Declaration for the Sunridge Park/Lot J Projects*. November 2003.

City of Rancho Cordova. Subsequent *Mitigated Negative Declaration for the Sunridge Park Remainder Lot*. July 2004.

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

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

Sacramento County Department of Environmental Review and Assessment. *Sunrise Douglas Community Plan/Sunridge Specific Plan Final Environmental Impact Report*. November 2001.

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

Sacramento County. *Sacramento County General Plan*. 1993.

Sacramento County. *Sacramento County General Plan EIR*. 1993.

Sacramento County. *Sunridge Specific Plan*. July 17, 2002.

Wallace-Kuhl Associates. Environmental Site Assessment Update: Ronnenberg Property. April 13, 2001

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

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

CUMULATIVE SETTING

The cumulative setting for the Sunridge Park Phase II project includes buildout proposed under the Sunrise Douglas Community, which includes the Sunridge Specific Plan and Suncreek Specific Plan areas. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County (i.e., Rio Del Oro, Anatolia, and the Villages at Zinfandel) which contribute to cumulative development in the vicinity of the proposed project.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

The Phase II project is the final phase of the Sunridge Park subdivision project. As such, the previous development activities on the site and potential aesthetic related impacts were addressed in the SDCP/SRSP EIR and the Sunridge Park and Sunridge Park Remainder Lot project MNDs. The project would change the existing visual character of the project site from rural residences and grazing land to urbanized development. However, based on the previous environmental reviews discussed above, the cumulative visual and aesthetic impacts associated with the Phase II project are considered ***less than significant.***

Agricultural Resources

The entire SDCP area, which includes the Phase II project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The Phase II project would facilitate the final phase of development for the approved Sunridge Park project. Therefore, implementation of the Phase II project and associated activities would not contribute to the cumulative loss of agricultural resources or farmlands impacts not previously disclosed or evaluated and ***less than significant*** cumulative impacts would result.

Air Quality

The grading, site preparation, and construction of the proposed on and offsite drainage improvements associated with the Phase II project would contribute to cumulative air quality impacts in the City. Mitigation measures contained in Section 3: Initial Study III: Air Quality of this MND would reduce the impacts to the greatest extent feasible. The project would result in ***potentially significant*** cumulative construction related air emissions unless the mitigation measure identified in Section 3 of this MND are incorporated. The identified mitigation measures would reduce the project's cumulative air quality impacts to the greatest extent feasible. The

Board of Supervisors adopted a State of Overriding Consideration for air quality impacts in the SRSP and SDCP area.

Biological Resources

The Phase II project site contains wetlands, suitable habitat for special-status species, and vernal pools. The previous SDCP/SRSP EIR evaluated biological resource impacts in the area for the entire community and determined that biological impacts were significant and unavoidable. The proposed project will not result in any substantial increase or new biological resource impacts. Implementation of the project would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3: Initial Study IV: Biological Resources, of this MND would mitigate the project's cumulative biological resource impacts to ***less than significant***.

Cultural Resources

The construction activities associated with the Phase II project may contribute to cumulative cultural resource impacts due to grading and other site disturbance activities. However, the mitigation measures identified in Section 3: Initial Study, V. Cultural Resources of this MND, would reduce the project's cumulative cultural resource impacts to ***less than significant***.

Geology and Soils

Geologic impacts are evaluated on a project-specific basis and mitigated through compliance with standard Uniform Building Code requirements; therefore, the proposed project would have ***no impact*** on cumulative geophysical conditions in the region.

Hazards and Hazardous Materials

Implementation of the Phase II project would contribute to cumulative hazard-related impacts due to the use, transportation, and storage of hazardous materials, which may result in an accidental release of those materials. However, the mitigation measures identified in Section 3: Initial Study, VII. Hazards and Hazardous Materials would reduce the project's cumulative hazard and hazardous materials impacts to ***less than significant.***

Hydrology and Water Quality

Implementation of the Phase II project would involve grading and site disturbance activities, which may contribute to cumulative water quality impacts associated with soil erosion. The mitigation measures identified in Section 3: Initial Study, VIII. Hydrology and Water Quality would reduce the project's potential cumulative water quality and soil related impacts ***to less than significant.***

Land Use and Planning

The Phase II project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Community Plan area, which includes the Phase II project site, was identified as an Urban Development Area and falls within the Urban Services Boundary. As such, community issues resulting from new growth in this particular location, including potential land use related impacts were globally addressed in the SDCP/SRSP FEIR, page 4.33. Implementation of the Phase II project would not result in additional land use

impacts that were not evaluated or disclosed in the SDCP/SRSP FEIR; therefore, *less than significant* cumulative land use and planning impacts would occur.

Mineral Resources

The project site is not associated with substantial mineral deposit; therefore, project implementation would not result in any site-specific or cumulatively significant impacts to mineral resources and ***less than significant*** impacts under cumulative conditions are anticipated.

Noise

The construction activities associated with the Phase II project would temporarily increase the ambient noise levels in the vicinity; however, the mitigation measures in identified in Section 3: Initial Study XI: Noise, of this MND would the proposed project's cumulative noise impacts to ***less than significant***.

Population and Housing

The SRSP areas was identified as an Urban Development Area and falls within the Urban Services Boundary, community issues including land use and increased population and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. The Phase II project does not include residential development; therefore, it would result in ***less than significant*** cumulative population and housing impacts.

Public Services

The Phase II project may result in impacts to fire and police protection during the proposed construction activities. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study XIII: Public Services, of this MND would mitigate such impacts. Implementation of the Phase II project would temporarily increase the need for some public services; however, ***less than significant*** cumulative public services impacts are anticipated.

Recreation

The Phase II project would not affect existing recreational facilities or require the construction of additional facilities. Therefore, the Phase II project would have ***no impact*** under cumulative conditions.

Transportation/Circulation

Implementation of the Phase II project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions. The project's construction activities would temporarily increase traffic on affected roadways and intersections. Due to the temporary nature of the proposed activities, when considered with other development proposed in the Specific Plan area, the project is not expected to substantially contribute to unacceptable operating conditions on those roadways and intersections. In addition, the mitigation measures identified in Section 3: Initial Study XV: Transportation and Traffic, of this MND would reduce the project's contribution to cumulative traffic related impacts to ***less than significant***.

Utilities and Service Systems

Currently, project site is not served by public utilities. There is an existing electrical transmission corridor that passes through the southeastern corner of the Phase II site. Implementation of the proposed project would involve grading and the construction of drainage improvements but would not require permanent water, sewer or other utility infrastructure. As indicated above, the Phase II project would help facilitate the development of Phase 1A of the approved Sunridge Park project; therefore, would not adversely affect the provision of utility service. In addition, the mitigation measures identified in Section 3: Initial Study XVI: Utilities and Service Systems, of this MND would reduce the project's cumulative utility impacts to ***less than significant***.

5.0 Determination

On the basis of this initial evaluation:

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

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

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

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

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

Signature H. Anderson Date: 6/24/05

Printed name: Hilary Anderson For City of Rancho Cordova

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

Signature [signature] Date: 6/24/05

Printed name: Brian Vail For Sunridge Park, LLC

6.0 Report Preparation and Consultations

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA- LEAD AGENCY

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

6.2 PERSONS AND AGENCIES CONSULTED

Jody Hashigami	Sacramento County Department of Water Resources
Jeane Borkenhagen	Sacramento Metropolitan Air Quality Management District

APPENDIX A:
SUNRIDGE PARK REMAINDER LOT
MITIGATED NEGATIVE DECLARATION

SUNRIDGE PARK REMAINDER LOT

Subsequent Mitigated Negative Declaration

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

July 2004

FIGURES

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is a Subsequent Mitigated Negative Declaration (SMND) prepared pursuant to the California Environmental Quality Act (CEQA) Sections 21157.5 and 15162(b), for the proposed Sunridge Park Remainder Lot project. This Subsequent MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines, Section 15162.

An initial study is prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A mitigated negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371. A Subsequent Mitigated Negative Declaration can be prepared if the lead agency determines that changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration. A subsequent negative declaration is given the same notice and public review in accordance with CEQA guideline Section 15087 or Section 15072. The Sunridge Park/Sunridge Lot J MND is attached as **Appendix A.**

1.2 LEAD AGENCY

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

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Draft SMND is to evaluate the potential environmental impacts of the proposed Sunridge Park Remainder Lot project.

This document is divided into the following sections:

- **1.0 Introduction -** Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description -** Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures -** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;
- **4.0 Cumulative Impacts -** Includes a discussion of cumulative impacts of this project.

- **5.0 Determination** - Provides the environmental determination for the project;
- **6.0 Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.
- **7.0 References –** List of references used in preparation of the SMND.

1.4 ASSUMPTIONS

The City of Rancho Cordova has adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan, which is anticipated for December 2005. Therefore, all references to the County General Plan, including standards, shall be interpreted as the City's General Plan.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Sunridge Park Remainder Lot (Remainder Lot) project site is made up of approximately 79.2 acres within the approved Sunridge Park tentative subdivision project site. **Figure 1** illustrates the regional location of Sunridge Park and the Remainder Lot. The approved Sunridge Park project is a part of the SunRidge Specific Plan (SRSP) area. The Remainder Lot project site is located within Sunridge Park, which is generally bounded by Douglas Road to the north, agricultural land to the south, proposed SRSP projects to the east and the approved Sunridge Lot J and Jaeger Road to the west. Grant Line Road is located approximately ¾ of a mile to the east of the Sunridge Park project site. **Figure 2** illustrates the Sunridge Park/Remainder Lot project location, within the Sunrise Douglas Community Plan (SDCP) area. The Remainder Lot project site is depicted on **Figure 3** (shaded in grey), which also includes the approved tentative subdivision portion of the Sunridge Park project.

2.2 BACKGROUND

The City of Rancho Cordova adopted the Sunridge Park and Sunridge Lot J Mitigated Negative Declaration (Sunridge Park MND) and approved the Tentative Map for the Sunridge Park project on January 20, 2004. The proposed construction and grading activities associated with the Remainder Lot project were not evaluated in the Sunridge Park MND. The Remainder Lot portion of the site was originally set aside to protect the on-site biological resources (i.e., wetlands, vernal pools, and special-status species). The configuration of the Remainder Lot connects the onsite wetlands and vernal pools, as shown in **Figure 3**. The Remainder Lot project is primarily a construction and grading project on portions of the Sunridge Park Remainder Lot required for the development of the approved Tentative Map phase of the project. The proposed grading and construction activities evaluated in this SMND were not known at the time the MND was prepared and adopted.

The attached Initial Study (Section 3.0) is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Remainder Lot project. CEQA Guidelines Section 15183(f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

> *(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.*

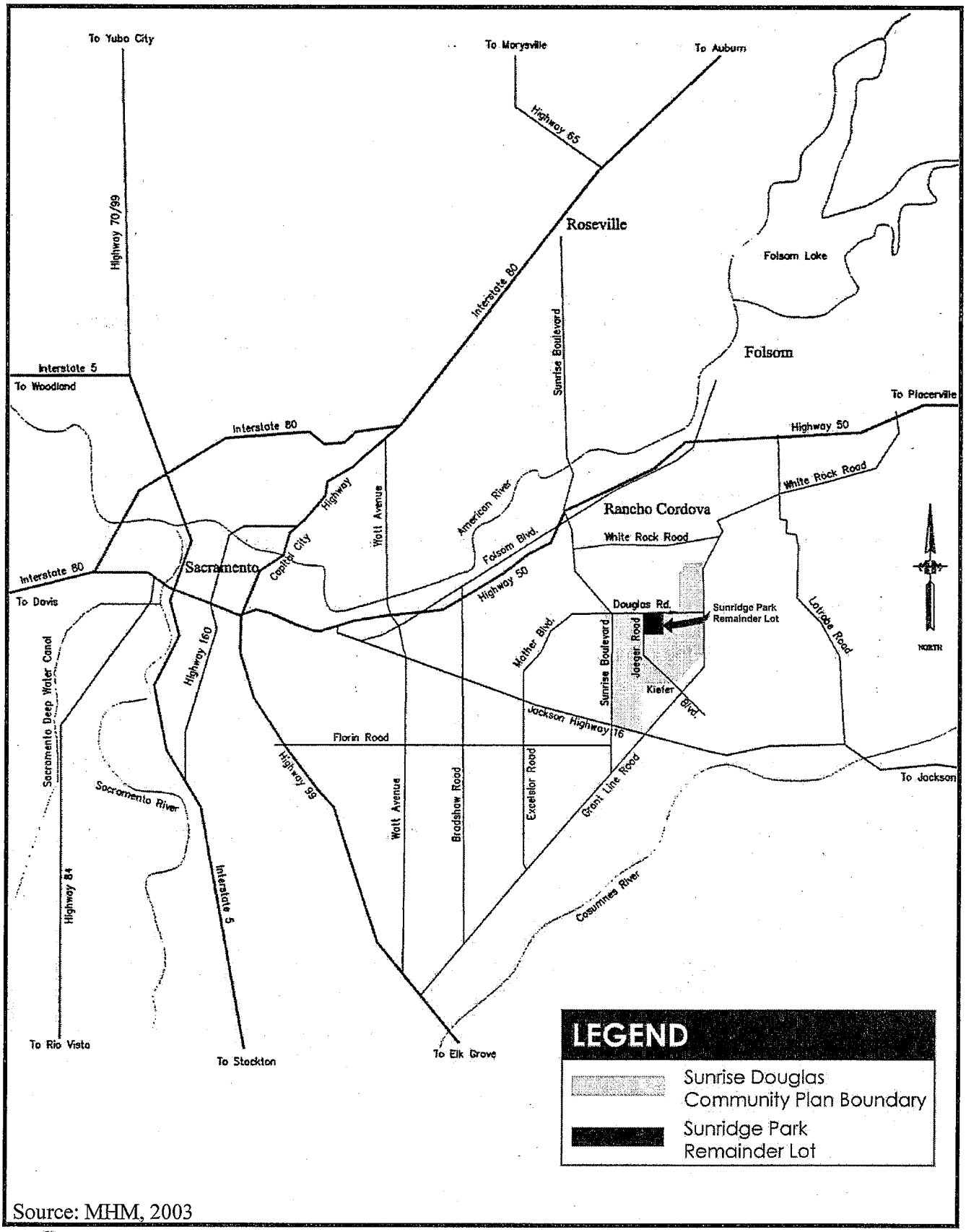
In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study/Subsequent Mitigated Negative Declaration for the Sunridge Park Remainder Lot project. This Initial Study/Subsequent Mitigated Negative Declaration hereby incorporates the Sunridge Park MND by reference. The adopted MND is also attached as **Appendix A**. The City of Rancho Cordova City Council approved the Tentative Map for the Sunridge Park project on January 20, 2004.

2.3 PROJECT CHARACTERISTICS

The applicant proposes the following activities {as shown on Figure 3 and described in (Appendix A)}

- Temporary westerly detention and water quality basin. The basin would remain in place until the permanent facilities identified in the SunRidge Specific Plan are constructed, west of Sunridge Park.
- Permanent easterly detention and water quality basin (located in southeast portion of site) to provide flood and storage mitigation and storm water quality. Off-site grading would construct a portion of the basin, with the remainder of the basin being constructed as needed for development.
- Westerly off-site ditch to collect off-site drainage and provide gravity outfall from the westerly basin
- Easterly off-site ditch providing gravity outfall from the easterly basin (located in southeast portion of the site).
- Cutting and filling of on-site slopes and toe of slope changes (slopes will range from 2:1 to 3:1) to allow for proposed elevations.
- Stockpiling existing material from construction of the temporary detention basin and other excess material from construction. The stockpiles would remain in place until the dirt is used to fill the temporary basin and other future development in Sunridge Park including development in the Remainder Parcel.
- Grading the temporary access routes to allow for off-site grading.
- Temporary diversion ditches for off-site drainage around the Tentative Map area to aid in maintaining storm water quality.
- Gravel access road to provide agency maintenance access to the detention and water quality basins.
- Paved temporary turnarounds, identified on the approved Tentative Map, at the dead end of streets to allow vehicles to turn around.
- Temporary sanitary sewer/storm drainage/water facility, passing through the Remainder Lot from the proposed Village 9, to serve approximately 28 lots.
- Constructing permanent roads crossing portions of the remainder parcels to provide circulation and access to the Tentative Map area.

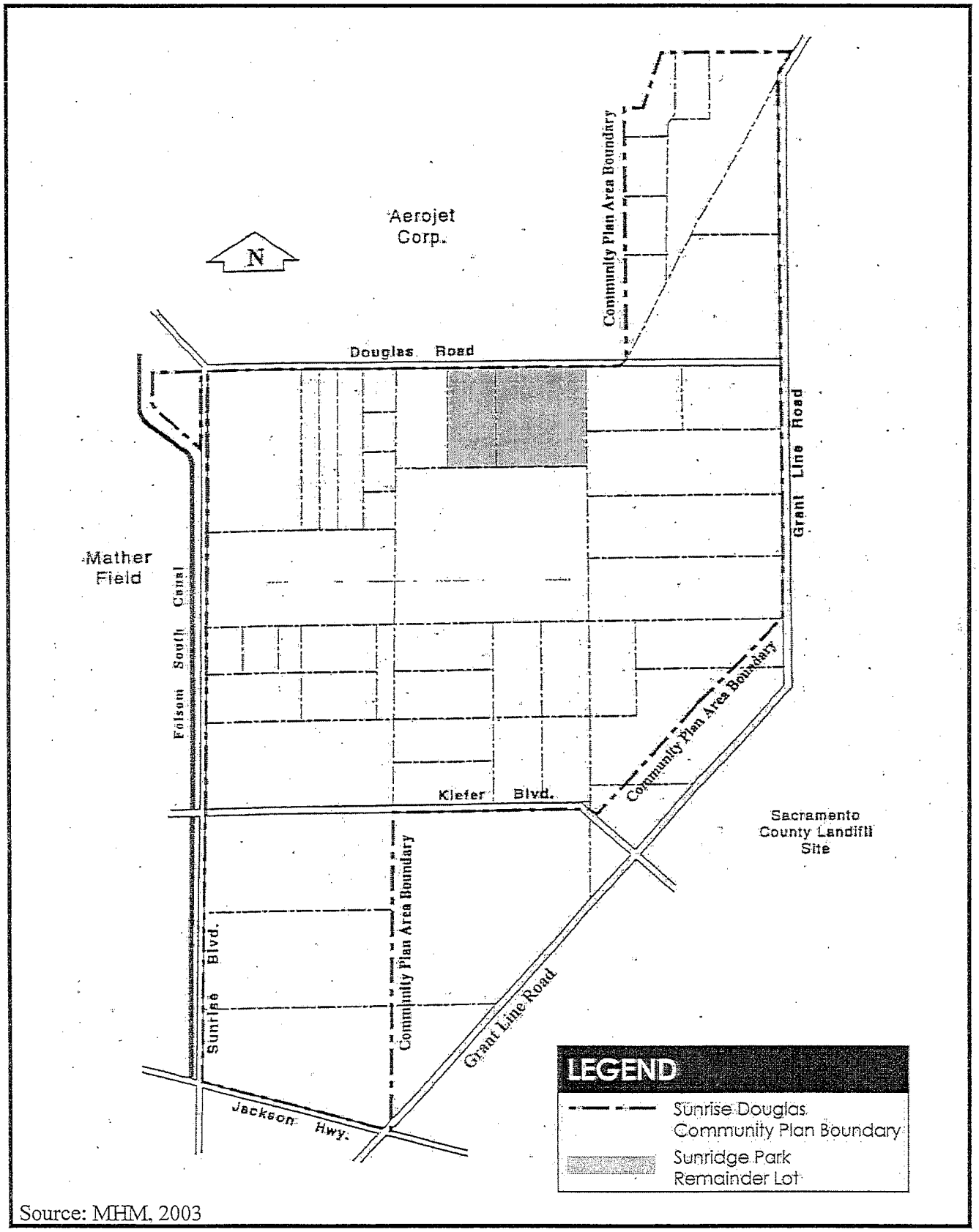
These activities would occur within or adjacent to the Remainder Lot; however, they would not cover the entire Remainder Lot site or result in fill of onsite wetlands and vernal pools.



Source: MHM, 2003

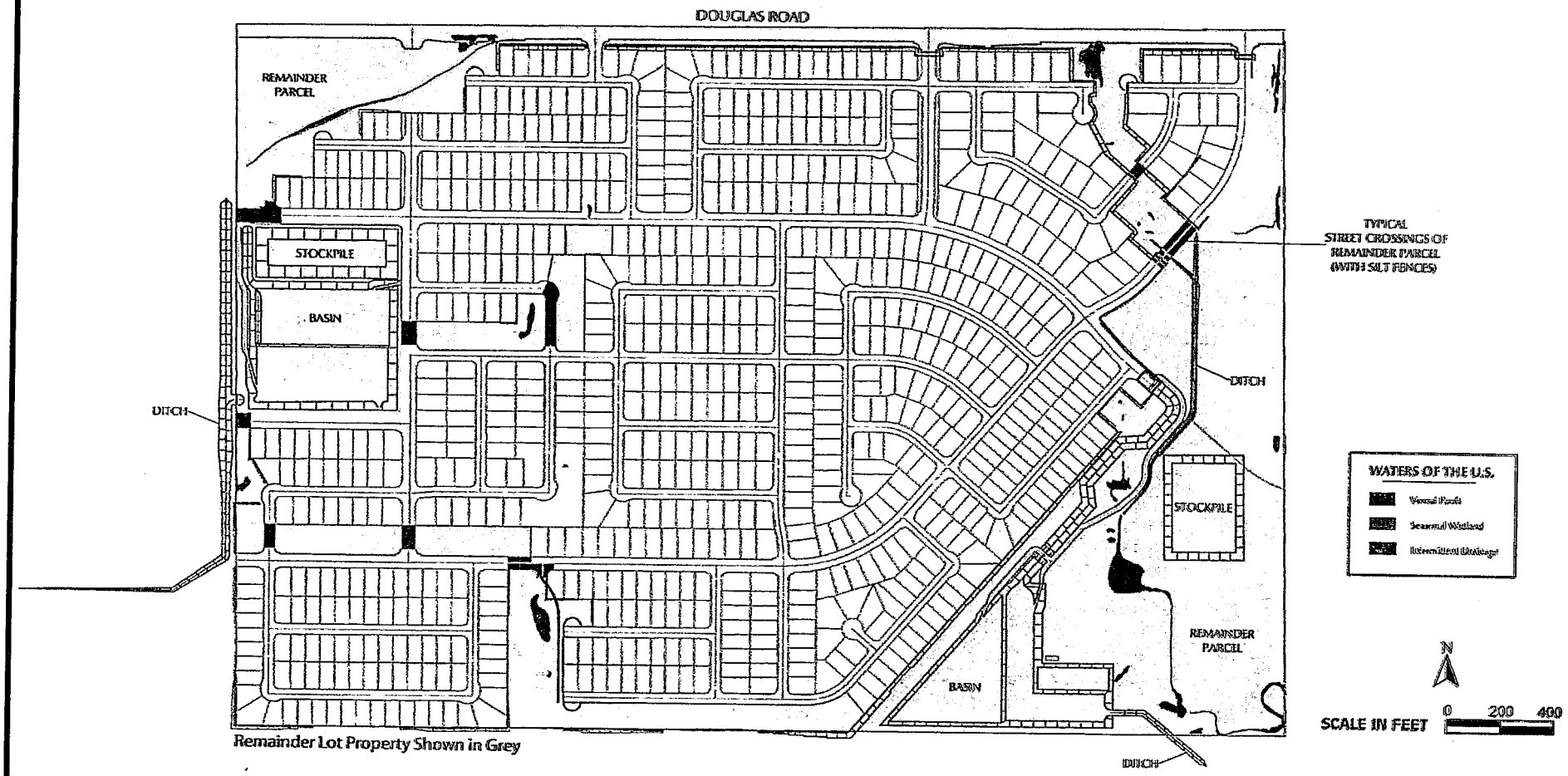
FIGURE 1

SUNRIDGE PARK / REMAINDER LOT REGIONAL LOCATION MAP



Source: MHM, 2003

FIGURE 2
SUNRIDGE PARK / REMAINDER LOT PROJECT LOCATION



Source: Foothill Associates, 2004

FIGURE 3
SUNRIDGE PARK REMAINDER LOT

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required:

- City of Rancho Cordova
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Game

3.0 Environmental Setting, Impacts And Mitigation Measures

INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the CEQA Mandatory Findings of Significance. There are 14 specific environmental issues evaluated the Initial Study, including:

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

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

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

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

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

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

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Sunridge Park Remainder Lot

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 Sunridge Park Remainder Lot project site is located within the approved Sunridge Park Tentative Map project area. Sunridge Park is part of the SunRidge Specific Plan (SRSP) area, which is located within the Sunrise Douglas Community Plan (SDCP) area. **Figures 1** and **2** illustrate the regional and project site location, respectively. The approved Sunridge Park project is generally bounded by Douglas Road to north, agricultural land to the south, proposed SunRidge Specific Plan projects to the east, and Jaeger Road to west. The Remainder Lot portions of the Sunridge Park project site are displayed in grey in **Figure 3**.

5. **Project Sponsor's Name and Address:** **Sunridge Park**
   Brian Vail
   River West Investments
   7700 College Town Drive #109
   Sacramento CA, 95826

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

7. **Zoning:** RD-4, RD-5, RD-7, LC and Open space

8. **Specific Plan:** The project is located within the approximate 2605.8-acre Sunridge Specific Plan Area. The SDCP/SRSP EIR for the Specific Plan area was certified by the Sacramento County Board of Supervisors on July 19, 2002.

9. **APN Number:** Portions of 067-0040-014 and 067-0040-015

10. **Description of the Project:**

The Remainder Lot project is located on a 79.2-acre portion of the approved Sunridge Park project. The Large Lot/Small Lot Tentative Subdivision Map for the Sunridge Park project was approved by the City of Rancho Cordova on January 20, 2004. The Remainder Lot contains and connects undisturbed delineated wetlands and vernal pools. It was originally created to connect the open space area throughout the project site. As noted in the Sunridge Village MND, the Remainder Lot portion of the site could be fully developed if the necessary permits, including a 404 permit, were obtained. In the absence of the 404 permit, this Subsequent MND (SMND) addresses the potential impacts associated with grading and site preparation in portions of the Remainder Lot not impacting wetlands or vernal pools. This SMND does not evaluate discharge of dredged or fill material into onsite wetlands or vernal pools, since these activities are not proposed as part of the Remainder Lot project. In addition, this SMND focuses on the project's potential direct and indirect impacts regarding onsite wetland, construction air quality, water quality and cultural resources. The activities

associated with the proposed project are described in detail in Section 2.0 (Project Description) and **Appendix B** of this SMND.

11. **Surrounding Land Uses and Setting:** The Sunridge Park Remainder Lot is located within the approved Tentative Map area of Sunridge Park. The Sunridge Park project site is generally bounded by Douglas Road to the north, agricultural land to the south, proposed SunRidge Specific Plan projects to the east, and the approved Sunridge Park Lot J and Jaeger Road to the west.

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

    City of Rancho Cordova

    1. Sacramento Metropolitan Air Quality Management District (SMAQMD)
    2. Central Valley Regional Water Quality Control Board (CVRWQCB)
    3. U.S. Army Corps of Engineers
    4. U.S. Fish and Wildlife Service
    5. California Department of Fish and Game

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated or " potentially significant" as indicated by the checklist on the following pages.

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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Sunridge Park Remainder Lot project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Subsequent Mitigated Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.

7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

8. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The visual and aesthetic resource impacts associated with the Sunridge Park project were globally addressed in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (SDCP/SRSP EIR) and the Sunridge Park and Sunridge Lot J MND. Given that the Remainder Lot is part of the approved tentative map portion of the Sunridge Park project, the potential visual resource impacts were adequately addressed in the previous environmental analysis. In addition, there are no scenic vista views available from the Remainder Lot project site. Mid-range views consist of rural homesteads, limited agriculture operations, and open space. Long-range views generally consist of rural/agricultural land uses, power transmission lines, industrial and aggregate operations and military/airport operations. The proposed grading and site preparation activities would not result in additional visual resource impacts that were not adequately addressed in the previous environmental documents; therefore, no impacts are anticipated.

b) *No Impact/Reviewed Under Previous Document.* As discussed above in a), both the SDCP/SRSP EIR and the Sunridge Park MND addressed potential damage to scenic resources on the project site and in the Community Plan area. The nearest highways are US 50 and the Jackson Highway (SR 16). SR 16 is not designated as a state scenic highway in the vicinity of the project site. US 50 is located approximately 4 miles north and State Route 16 is approximately 4 miles south of the project site, respectively. The Remainder Lot project would not damage scenic resources views from these highways. Therefore, there is no impact.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The entire Community Plan area is specifically identified in the County General Plan as an Urban Development Area and falls within the Urban Service Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of land to urban uses, (iii) compatibility with the surrounding area, (iv) loss of open space, and (v) increase in nighttime lighting and daytime glare were globally addressed in the General Plan EIR (SDCP/SRSP FEIR, p. 4.32).

The General Plan EIR noted that development of the project area would include various intensities of development, which could substantially alter existing views and conflict with the scale of existing structures and the rural character of these areas. The introduction of urban uses and densities into these areas would substantially alter the nature of existing viewsheds, and therefore result in a significant and unavoidable impact. (Sacramento County General Plan EIR, pp. 4.10-11.)

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

The Sunridge Park Remainder Lot project does not include a residential component or proposed density ranges different from those already analyzed in the SDCP/SRSP Master EIR. The City, therefore, could not identify any significant visual impacts associated with this project and the proposed activities. Notably, the County Board of Supervisors adopted a Statement of Overriding Considerations for this impact as part of the SDCP/SRSP project approval. (See SDCP/SRSP - CEQA Findings of Fact and Statement of Overriding Considerations, July 18, 2002, pp. 154-158 (hereinafter, "Findings").)

The City concludes that the project's aesthetic impacts are less *than significant* even in the absence of prior County determinations considering the aesthetic impacts of the larger land areas to be significant. The Remainder Lot project represents approximately one percent of the overall SDCP area. Given plans to urbanize those areas surrounding the proposed project site, the project's contributions to the previously-disclosed, larger aesthetic impacts would neither be significant at the project level nor cumulatively considerable viewed in the larger context.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would 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/Reviewed Under Previous Document.* The Remainder Lot project site is depicted on Sacramento County General Soils Map as being comprised mostly of Redding-Corning-Red Bluff soils which are "moderately well drained soils that are moderately deep over a cemented hardpan and well drained and moderately well drained soils that are very deep" (SDCP/SRSP FEIR, page 4.30). In addition, the project site is depicted on the CA Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as Grazing Land (G) and Farmland of Local Importance (L). Grazing Land is suitable for the grazing of livestock and Farmland of Local Importance are generally crop and irrigated pasture lands, which do not qualify as Prime or Unique farmland. As such, implementation of the Remainder Lot project would not convert Prime, Unique, or Farmland of Statewide Importance to non-agricultural uses; therefore, this impact is considered *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* The entire SDCP area, which includes the project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The project area's zoning was changed from AG-80 to AG-20 via the County's adoption of the SDCP/SRSP project in July 2002. In the SDCP/SRSP Master EIR, the County expressly stated that the AG-20 zoning was only temporary, until the 2002 expiration of the Williamson Act contract, and that it was assumed for the purposes of the EIR's analysis that the area would be rezoned and developed consistent with the Specific Plan land use designations, which specify low-density residential uses. (See SDCP/SRSP FEIR, pp. 4.17 (footnote 4), 4.17a (map of SP land use designations).) Furthermore, the SDCP/SRSP Master EIR previously examined the impact of the potential

development within the SDCP/SRSP areas on existing and adjacent agricultural uses. (FEIR, pp. 4.19, 4.30–4.31.) The Master EIR concluded that these impacts had been globally addressed in the County's General Plan EIR, which examined the conversion of the area's agricultural uses to urban uses (SDCP/SRSP FEIR, p. 4.31).

The Sunridge Park project site was rezoned by the City to allow for various Low-Density Residential (LDR) densities ranging from RD-4 through RD-7. The activities associated with the Remainder Lot are to allow for the development of the approved residential portion of the Sunridge Park project; therefore, would not conflict with the site's zoning designations. Approximately 244 acres of the SRSP area, which includes portions of the Remainder Lot project site, was under a Williamson Act Contract (Resolution No. 72-AP-008). However, the previous property owner filed a Notice of Non-Renewal and the subject properties Williamson Act contract expired in 2002 (CA Department of Conservation, August 2003). Therefore, the project's conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts act are considered *less than significant*.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☒	☐	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The Sacramento Metropolitan Air Quality Management District (SMAQMD) has prepared its Air Quality Attainment Plan, which describes local measures, which are planned for implementation to achieve the federal and state air quality standards. The Sunridge Specific Plan, which includes the project site, was developed in collaboration with the SMAQMD's Air Quality Attainment Plan. The project would not conflict or obstruct SMAQMD's Air Quality Attainment Plan; therefore, this impact is considered *less than significant*.

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

Mitigation Measure

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

MM 3.1 The Sunridge Park Remainder Lot project proponents shall participate in a County Service Area (CSA) or an equivalent financing mechanism to the satisfaction of the City Council, for

the purpose of funding a variety of transportation demand management strategies, which will contribute to the 15% reduction in emissions mandated by General Plan Policy AQ-15.

Timing/Implementation: *Prior to Improvement Plans or Final Map, whichever comes first.*

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

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

b) *Potentially Significant/Reviewed Under Previous Document.* Sacramento County is a known non-attainment area for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from implementation of the SunRidge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19.). The Master EIR determined that the buildout of the Specific Plan with projects such as the Remainder Lot project would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10. (*Ibid.*) As discussed in a) above, the project is subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing Nox emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activities were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp. 11.15–11.16; 11.18–11.20). Implementation of Mitigation Measure AI-1, proposed in the SDCP/SRSP Master EIR, SMAQMD's approved construction emissions programs (Findings, p. 101), and a measure substituted by the Board for proposed measure AI-5 (Findings, p. 106) were found by the Board to mitigate, but not entirely avoid, these impacts from air pollutant emissions. The activities associated with the Sunridge Park Remainder Lot project were not addressed in the SDCP/SRSP Master EIR; therefore, the City proposes the following mitigation measures, which are revisions to those previously adopted measures, to ensure that the Remainder Lot's construction related impacts are reduced to the greatest extent feasible.

Mitigation Measures

The following mitigation measures are a revision to the previously adopted Mitigation Measure AI-1 for the SDCP/SRSP EIR, and are applicable to the Sunridge Remainder Lot project.

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

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

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

MM 3.2b The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note in all project construction plans.

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

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

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

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

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

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

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

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

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

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

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

MM 3.2f Prior to approval of the grading plans for the project, the project proponent shall provide a Construction-Related Emissions Reduction Air Quality Plan which demonstrates to the satisfaction of the SMAQMD how the project will achieve minimum reductions of 20% of NOX and 45% in PM10 construction related equipment emissions. The Construction-Related Emissions Reduction Air Quality Plan shall describe the implementation method(s) to be used (i.e., incorporating Plan provisions as conditions of project approval, and /or through some other method(s) to ensure that the Sunridge Park and the Sunridge Park Remainder Lot projects implement the emission reduction measures set forth in the Construction Related Emissions Reduction Air Quality Plan. In addition, the Construction-Related Reduction Air Quality Plan shall include SMAQMD's **Category 1**: Reducing NO_x emissions from off-road diesel powered equipment and **Category 2:** Controlling visible emissions from off-road diesel powered equipment, to reduce emissions from off- road diesel powered construction vehicles.

Timing/Implementation: *Prior to the approval of all grading and improvement plans.*

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

Implementation of Mitigation Measures 3.2a through 3.2f would reduce the Remainder Lot project's construction and potential air violation related impacts. However, impacts to air quality cannot be fully mitigated. The County adopted a Statement of Overriding consideration for air quality impacts associated with the SDCP/SRSP EIR. This project would not contribute any new impacts above those evaluated in the EIR.

c) *Potentially Significant/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 11: Air Quality and discussion a) and b) above. The County adopted a Statement of Overriding consideration for air quality impacts associated with the SDCP/SRSP EIR. This project would not contribute any new impacts above those evaluated in the EIR.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The grading and site preparation activities associated with the Remainder Lot project do not emit substantial pollutant concentrations. In addition, standard equipment and best management practices (BMPs) employed during construction activities will ensure that this impact is reduced to *less than significant.*

e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Rendering Plant is located approximately 2 miles southwest of the project site. The SDCP/SRSP Final EIR (page 4.21) evaluated this issue and determined it to be *significant and unavoidable* and identified Mitigation Measure LA-3 to mitigate the impact to a less than significant level. However, the County Board of Supervisors rejected the original version of Mitigation Measure LA-3 as unnecessary, and adopted a revised mitigation measure to condition the issuance of building permits within the SunRidge Specific Plan area on the future implementation of odor control systems at the rendering plant. The proposed project does not include residential development; therefore, would

expose not expose sensitive receptors to potential odor impacts associated with the Sacramento Rendering Plant. In addition, no substantial odor concentrations are anticipated to adversely affect construction workers on the Remainder Lot project site; therefore, *less than significant* impacts are expected.

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

Existing Setting

The Remainder Lot project site is interspersed with seasonal wetlands, which are shallow depressions underlain by slowly permeable soils that support various hydrophytic plant species. These wetlands typically have saturated soil conditions in the winter and early spring and moderately dense vegetation dominated primarily by plant species that occur in both wetland and upland habitat. Plant species include perennial ryegrass, Mediterranean barley, and coyote thistle. The project also contains vernal pools on a variety of soil types. Vernal pools are typically found in depressions where a claypan, hardpan, or impermeable layer causes the water to collect during the wet season. The onsite vernal pools support vernal pool buttercup, manna grass, clover, perennial ryegrass, and coyote thistle. In addition, the non-native grasslands present on the project site support several common wildlife species including, but not limited to, mourning dove, western meadowlark, scrub jay, western kingbird, and lesser

goldfinch. The onsite wetlands and vernal pools also support a wide variety of wildlife including mallards, killdeer, song sparrow, black phoebe, and raccoon.

The Sunridge Park MND (November 2003) addressed the potential biological impacts of development on the approved Tentative Map portion of the project site and applied mitigation measures to reduce impacts to onsite biological resources. The mitigation measures required the preparation of a wetland-delineation, site-specific special-status species surveys, and other measures to provide "fair-share" mitigation for known on-site biological impacts. In addition, the mitigation required that the project applicant secure all appropriate state and federal permits associated with biological resources prior to project implementation. This SMND focuses on the Remainder Lot project's potential impacts to wetlands, special-status species, and impacts not previously addressed in the Sunridge Park/Sunridge Lot J MND.

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Impacts to special-status species for the Community Plan area were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR. (See FEIR, pp. 14.27–14.32.) The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Sacramento County Board of Supervisors adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits (Findings, pp. 120-121 (mitigation measures BR-6, BR-7)).

There have been various special-status surveys for four federally listed and proposed species in the SDCP area, including the California tiger salamander (*Ambystoma tigrinum*), the valley elderberry longhorn beetle (*Desmocerus californicus*), slender Orcutt grass, and Sacramento Orcutt grass (*Orcuttia viscida*). Except for the tiger salamander, these species are identified in the California Natural Diversity Database (CNDDB) records as occurring within five miles of the Remainder Lot project site. The nearest CNDDB occurrence of California tiger salamander is approximately 11.7 miles southeast of the SRSP boundary, where California tiger salamander larvae were located by P. Balfour, with Conservation Resources, LLC in May 1998. The CNDDB record search for the proposed project is included as Figure 2 in **Appendix C.** Based on the lack of habitat suitability, negative survey results, and the lack of known occurrences in the project vicinity, and dispersal barriers between the nearest known location and the proposed project site, this species is not expected to be present on the Remainder Lot project site. There are five CNDDB records of the valley elderberry longhorn beetle within five miles of the Remainder Lot project site. However, a 2001 Foothill Associates survey determined that elderberry (Sambuscus spp.) is not present on the project site, or within 250 feet of the project site boundaries. Since there are no elderberry shrubs onsite or in the immediate vicinity, and the valley elderberry longhorn beetle lifecycle is dependent of elderberry shrubs, this species will not be affected by the proposed project. In addition, there are five

CNDDB records for Sacramento Orcutt grass and two records for slender Orcutt grass occurring within the SRSP. Sacramento and slender Orcutt grass were not observed on the project site during focused surveys conducted by Foothill Associates in 2002. These species were not observed on the adjacent project site during this survey. However, a slender Orcutt grass population of approximately 1,000 plants was observed approximately 1.5 miles west of the project site in May, 1993 by Sugnet and Associates. Foothill Associates conducted a Service protocol level survey on July 2, 2003. The wetlands and vernal pools on the project site are small and are not suitable for Orcutt grasses, as the inundation period is too short. The focused survey conducted during the appropriate time of the year did not reveal the species on the project site and the habitat is not suitable for supporting these species. Therefore, the proposed project is not expected to affect Sacramento Orcutt or slender Orcutt grass.

A proposed rule to designate critical habitat for federally listed vernal pool species in the Central Valley was published in the Federal Register on September 24, 2002 (USFWS, 2002). However, the final rule excluded Sacramento County and several other counties from the formal critical habit designation (USFWS, 2003b); therefore, the proposed project would not affect critical habitat for listed vernal pool species. Critical habitat for the valley elderberry longhorn beetle was formally designated on August 8, 1980 (FR 45:52803), but designated critical habitat for this species is not present on the project site or vicinity. Critical habitat has not been formally proposed for California tiger salamander. The project is not expected to result in adverse modification or critical habitat for any federally listed or proposed species.

The site contains suitable habitat for two federally listed vernal pool crustacean species, the threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the endangered vernal pool tadpole shrimp (*Lepidurus packardi*). The project site has not been surveyed for vernal pool crustaceans; therefore, it is assumed that both species are present in all vernal pools on the Remainder Lot project site and the proposed project grading activities could result in direct and indirect effects to vernal pool crustaceans. There are 166 records of vernal pool shrimp recorded in the CNDDB as occurring in the entire state of California (CNDDB, 2003). Of these records, a total of 57 are from within Sacramento County (CNDDB, 2003). There are two records from within the SRSP boundaries, and another 23 within five miles the SRSP boundaries. The nearest two occurrence (#54 and #23) of this species are from within 1.5 miles of the project site. One of these records (#54), located to the west of the site, was observed in February 1993. The other record (#23) is located to the east of the site and was observed in 1996.

Indirect or secondary impacts to wetlands include: a minor loss and fragmentation of habitat, changes in or loss of hydrology, interference with wildlife movement, and increase in human/wildlife conflicts, impacts to water quality form construction runoff and stormwater, and damage to established native plant communities. Indirect and secondary impacts can be minimized or eliminated by appropriate project design, construction scheduling, and the comprehensive use of best management practices (BMP's). A comprehensive list of appropriate BMP's have been identified and included as mitigation for use during construction of the project to minimize wetland impacts. Typical BMP's are provided in **Appendix C**. Long-term, indirect effect of the proposed grading

activities may include added nutrient and water supply to vernal pools from adjacent parcels, which is accelerated the building pads are graded towards the protect wetlands and construction occurs within 40 feet of the protected wetland features. The grading activities in the Remainder Lot parcel would not result in the fill of vernal pools, seasonal wetlands, or intermittent drainages, which provide habitat potentially occupied by vernal pool fairy shrimp or vernal pool tadpole shrimp.

In addition, the project site may contain suitable habitat for the Swainson's Hawk (*Buteo swainsoni*), which is state-listed species. To completely fulfill the requirements set forth in SDCP/SRSP EIR, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. It should be noted that the specific activities associated with the Remainder Lot project were not addressed in SDCP/SRSP Master EIR. The proposed activities may result in new or additional significant special status species impacts that were not identified in the Master EIR for the SRSP area. The City has identified mitigation measures, in addition to previously adopted measures, which will reduce the potentially significant impact to special status species to a less than significant level, and ensure appropriate mitigation as required by SDCP/SRSP EIR Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

Mitigation Measures

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

MM 4.1a If the project would adversely affect or include the taking of federally listed species (e.g, vernal pool fair shrimp, vernal pool tadpole shrimp, California tiger salamander, etc.), a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.

Timing/Implementation: *Permits and documentation of agency consultation shall be submitted to the City of Rancho Cordova Planning Department for review and approval prior to site disturbance.*

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

MM 4.1b If the project would adversely affect or include the taking of a listed animal species, a "2081" permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act. All required fencing and other physical protective measures must be shown on all grading

and improvement plans. All required permits must be secured prior to the approval of any grading or improvement plans.

Timing/Implementation: *Permits and documentation of agency consultation shall be submitted to the City of Rancho Cordova Planning Department for review and approval prior to site disturbance.*

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

MM 4.1c The Remainder Lot project may result in a loss of Swainson's hawk foraging habitat. The project shall mitigate for such loss by implementing one of the following alternatives:

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

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

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

- Prior to ground disturbance, a preconstruction survey shall be performed between April 1 and July 31 to determine if active raptor nesting is taking place in the area. If nesting is observed, consultation with the Department of Fish and Game shall occur in order to determine the protective measures which must be implemented for the nesting birds

of prey. If nesting is not observed, further action is not required.

Timing/Implementation: *The loss of Swainson Hawk habitat must be fully mitigated prior to any ground disturbance..*

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

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

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

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Remainder Lot project site contains federally protected wetlands, consisting of vernal pools, ponds and wet swales. The Remainder Lot was originally created to connect the open space area surrounding onsite wetlands and vernal pools and to protect the delineated wetlands and vernal pools from disturbance; however, the wetlands may be impacted by the proposed grading and site preparation activities. The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23–14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24–14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible; however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations for their project sites and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the applicable state and federal agencies' permitting requirements (Findings, pp. 117-118 (mitigation measures BR-2, BR-3, BR-4)). The project applicant has identified the onsite wetlands and vernal pools, which have been U.S. Army Corps of Engineers verified, as displayed in **Figure 3** of this SMND and **Figures 1** and **2** of **Appendix C.** The Board's measures also allowed for flexibility in achieving compliance with the no net loss policy, in order to accommodate future improvements in wetlands mitigation strategies (Findings, pp. 118-119 (mitigation measures BR-3 and SRSP zoning condition No. 62)). To assist in reducing wetland and vernal pool impacts, the applicant has submitted Best Management Practices (BMP's), which will be used during construction activities. Typical BMP's are shown in **Appendix C.**

It is important to note that the specific activities associated with the Remainder Lot project were not addressed in the SDCP/SRSP EIR. The following mitigation measures are based on the requirements of measures BR-2 and BR-4, adopted by the County Board of Supervisors for application to subsequent developments within the SDCP/SRSP planning areas. In addition, the City has identified specific mitigation measures for the Remainder Lot project, when implemented with previously adopted measures, would reduce the Remainder Lot's potentially significant impacts to the on-site wetlands and vernal pools to a less than significant level, as required by the County's and federal government's no net loss policies (FEIR, pp. 14.23–14.24; Findings, pp. 116–119).

Mitigation Measures

The following mitigation measures address the Remainder Lot project's potential wetland impacts.

MM 4.2a The project shall comply with Sacramento County's no net loss policies for wetland habitat acreage and values (CO-62, CO-70, CO-83, and CO-96), which establish minimum performance for a wetland avoidance/mitigation strategy. If a Clean Water Act permit is not required, the applicant shall submit the Avoidance/Mitigation Plan to the City of Rancho Cordova for review and approval. This measure must be complied with to the satisfaction of the Rancho Cordova Planning Department.

Timing/Implementation: *Prior to ground disturbance.*

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

MM 4.2b If a Clean Water Act permit is required , then the applicant shall submit a Wetland Avoidance/Mitigation Plan, which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat or acreage and values in achieved. .This detailed Wetland Avoidance/Mitigation Plan shall be prepared in accordance with the US Army Corps of Engineers, the USFWS, and the CDFG regulations, and to the satisfaction of the City of Rancho Cordova, U.S. Army Corps of Engineers, the USFWS, and CDFG. The Avoidance/Mitigation Plan shall ensure the following:

- The location of U.S. Army Corps of Engineers verified wetlands and vernal pools on-site and for all offsite properties where grading activities and uses are proposed;
- The location of proposed wetland preservation, acquisition, and creation site(s);
- A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat

acreage, values and functions. Compensation wetlands shall be designed to:

  - Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.

  - Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;

- A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met, and as required by the US Army Corps of Engineers, the USFWS, CDFG, and the City of Rancho Cordova;

- A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity, unless a Cleanwater Act permit (404 permit) is obtained.

- The project applicant shall provide an on-site monitor to ensure compliance with identified mitigation for the duration of all proposed activities. The construction manager shall submit bi-annual compliance reports to City monitor for review for a period of 5 years.

- The applicant shall grant full access to the project site for City of Rancho Cordova environmental staff to monitor construction activities and mitigation compliance. Access shall be granted during all construction activities. In addition, City monitor may issue stop work orders if mitigation non-compliance is identified.

Timing/Implementation: *Prior to site disturbance and during all phases of construction. The monitoring plan shall remain in place for a period of five years after construction activities have been completed.*

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

MM 4.2c Silt fencing and construction fencing shall be placed around all affected and buffered wetlands to ensure no encroachment of personnel, equipment or construction activities within 40 feet of all affected wetlands and vernal pools, unless the USFWS agrees to a lesser distance. This shall apply to wetlands and vernal pools that extend onto the adjacent property. The fencing shall be properly maintained and remain in place for the duration of all proposed activities.

Timing/Implementation: *Prior to site disturbance and during all phases of construction.*

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

MM 4.2d The project applicant shall maintain a 40-foot buffer around all affected wetland and vernal pools, unless the USFWS agrees to a lesser distance. The buffer shall include perimeter silt fencing placed at 5 feet from the protected wetland's high water mark and another perimeter silt fence placed at the outer edge of the 40-foot buffer. The silt fencing shall be properly maintained for the duration of all proposed activities. All required buffers must be shown on all grading and improvement plans.

Timing/Implementation: *Prior to site disturbance and during all phases of construction.*

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

MM 4.2e The project applicant shall implement "Best Management Practices" (BMPs) in accordance with Section 404(b)(1) of the Clean Water guidelines including, but not limited to, the following procedures:

- Construction staging areas and all equipment, construction, waste, and fill material shall be located a minimum 100 feet from the high water mark of any wetland.
- All construction equipment shall be properly maintained to avoid discharge of any fluids and refueling and maintenance shall take place in designated staging areas only. No refueling, storage, servicing, or maintenance of equipment shall not take within 100 feet of any protected wetland or vernal pool or adjacent offsite habitat.
- Temporary fills, such temporary road crossings, shall be constructed from on-site material (i.e., stockpile material).

- Discharge of water directly or indirectly into wetlands or new channel construction is prohibited.

- Install diversion ditches at the back of the lots adjacent to the wetlands to divert surface runoff to proposed basin. This measure shall be included on all grading and improvement plans.

- All practicable efforts shall be taken to avoid in-wetland work. If wetland work is to occur, the City of Rancho Cordova, the USFWS, and the U.S. Army Corps of Engineers shall be contacted prior to any such activities and appropriate permits shall be obtained.

- The use of soil stabilizers, dust palliatives, herbicides, sterilants, growth inhibitors, fertilizers, deicing salts, etc., during construction and maintenance operations shall be accordance with the manufacturers recommended application rates, frequency, and instructions. These chemicals shall not be used, stored, or stockpiled within 100 horizontal feet of the ordinary high water mark of any state waters, including wetlands and vernal pools except when otherwise specified in the project contract. An independent monitor shall stake the required distances to ensure compliance with this plan.

- Riprap above the ordinary high water line shall be covered with topsoil and revegetated as specified by the consulting landscape architect.

- All disturbed areas above the ordinary high water mark shall be re-vegetated with appropriate native plant species to provide bank stabilization, erosion control, and habitat replacement. These activities shall be conducted according to specifications approved by the consulting landscape architect. Temporary seeding shall be done when necessary and only certified weed-free hay shall be used.

- All practicable effort shall be expanded to avoid destruction of native vegetation in the vicinity of wetland and vernal pool areas. Existing vegetation within the project that is not scheduled for removal shall be cordoned off from construction activity with temporary construction fencing (orange).

- Water quality testing shall be conducted prior to ground disturbance and one day after the conclusion of each rain event until completion of construction activities.

- Long term monitoring of grading activities within the project site will be necessary (at least five years following final construction). Quantitative measurement of vegetation growth on graded slopes pitching towards wetland and vernal pool features shall be performed midway through and near the end of the first and second growing seasons, then annually near the end of each successive growing season for the duration of the required monitoring period. Criteria to measure success shall be established.

- Disturbed soils are subject to colonization by nuisance plant species, which quickly respond to disturbances of soil or water level. The site shall be monitored at least twice annually for five years following construction for nuisance species. All nuisance plants found shall be pulled by hand and disposed or by burial or burning in a non-wetland or vernal pool location.

- Grading activities within or near the project site shall require a construction monitor on site during implementation hours. The monitor shall generate daily log sheet outlining grading activities conducted during the day. At the end of each week, or if a problem arises, the construction monitor shall prepare a letter report outlining the past week's activities, impacts to protected areas, and recommendations for implementing grading activities on subsequent work days.

- Final grading shall be done carefully to avoid ruts or water tracks, which could result in undesirable hydrologic regimes. In some situations, it may be necessary to use hand tools to achieve the desired final grade.

- Stockpiles shall be located outside any wetland, vernal pool, or designated buffer zone and away from other surface water. Erosion control measures may be necessary to prevent erosion of the stockpiled soil.

- Sediment control structures, such as silt fences or straw wattles (see Figure XXXX) to prevent sedimentation into wetlands and vernal pools. These barriers shall be properly installed and maintained during all construction activities.

- Sediments shall be cleaned out when they have reached half the height of the fence or straw wattles and before predicted rainfall events.

- Divert offsite runoff around work zone with a stabilized, vegetated ditch or berm to minimize erosion.

- Exposed soils adjacent to the wetlands and vernal pools shall be seeded and mulched. If vegetation cannot be quickly

established, daily mulching shall be conducted. Jute mats, or similar devices, may be used on steep slopes until vegetation has become established to prevent erosion. All temporary erosion control measures must be removed following the successful establishment of vegetation on the project site.

- Certified weed-free straw wattles shall be installed at the base of all slopes adjacent to the open spaces/wetland preserve, along the perimeters of the detention pond, and along the property lines of the Property site. The existing Douglas and Jaeger Roads currently provide additional erosion and sediment control to the north and west. Both road improvement projects are subject to SWPPP and BMP monitoring. Prior to installation of the straw wattles, a concave key trench approximately 2 to 4 inches deep shall be contoured along the proposed installation route. Soil excavated for the trenching shall be placed on the uphill or flow side of the straw wattles to prevent water from undercutting the straw wattles. Stakes shall be driven in on alternating sides of the straw wattles to hold them in place. The straw wattles shall be maintained for a period of time at least until the native grassland vegetation is fully established and the soil is stabilized.

- During construction, all excavated material shall be deposited or stored such that this material cannot be washed into any watercourse, and excess supplies of certified weed-free straw bales and or sedimentation fencing shall be available a the construction site for periodic site-specific use as needed.

- At the conclusion of grading activities, the construction monitor will prepare a compliance report. The report shall be distributed no later than two weeks after grading activities have be concluded.

- Monitoring activities in years subsequent to initial grading activities will be summarized in monitoring reports once per year until success criteria have been net or until the require monitoring period has been satisfied.

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

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

MM 4.2f For graded areas where the toe of the slope will be located 40 feet (unless the USFWS agrees to a lesser distance) of wetlands and vernal pools, the following measures shall apply:

- All disturbed areas and slopes shall be hydro-seeded with a native grassland mix or jute matting installed. The hydroseed mix will be applied with a tackifying agent at a rate of at least 2 tons/acre and based on manufacturers recommendations. The tackifying agent shall be a hydraulic matrix which when applied, and upon drying, adheres to the soil to form a 100% cover which is biodegradable, promotes vegetation, and prevents soil erosion. The hydroseed mix shall not be applied before, during, or immediately after rainfall, so that the matrix will have an opportunity to dry 24-hours after installation;

- Detention basins shall be installed at the end of all dead-end streets;

- Diversion swale shall be installed at the top of lots. The swales shall wrap around the edges of the lots and may include adjacent lots to ensure complete avoidance; and

- Silt fencing shall be installed at the toe to slope.

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

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

MM 4.2g All improved areas and temporary construction features in the Remainder Lot and proposed off-site improvements or features (e.g., roads, ditches, basins, stockpiles, etc.) shall be surrounded by silt fencing, which shall be maintained for the duration of all proposed activities.

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

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

Implementation of Mitigation Measures MM 4.2a through 4.2g would ensure that the project's wetlands impacts are reduced to *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The activities associated with the Remainder Lot project would not interfere with the movement of any fish or wildlife species (i.e., mourning dove, western meadowlark, scrub jay, killdeer, or raccoon) or impede the use of native wildlife nursery sites or corridors. No California tiger salamander have been identified in the SRSP area since 1998, when one was identified approximately 11.7 miles from the site. Therefore, this impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Remainder Lot project site does not contain any trees. Impacts to native oaks or landmark trees were identified as a potentially significant but mitigable impact in the SDCP/SRSP Master EIR (FEIR, p. 14.33). The FEIR proposed, and the Board adopted, a mitigation measure requiring future project proponents to submit an on-site tree survey and a mitigation plan for the loss of large oak or other trees (FEIR, p. 14.33; Findings, p. 122 (mitigation measure BR-9)). Because the site does not contain trees, *less than significant* impacts are expected and not mitigation is necessary.

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

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V.	**CULTURAL RESOURCES.** Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in " 15064.5?	☐	☒	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to " 15064.5?	☐	☒	☐	☐	☒
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☒

Existing Setting

Record searches and field examinations were conducted in preparation for the SDCP/SRSP EIR; however, only portions of the Plan area were surveyed. There were two previous surveys that covered the Plan area include: Slaymaker, 1988 and Peak and Associates, Inc. 1989. The most current survey was conducted on May 30, 1997. The surveys concluded that the Plan area was void of any prehistoric resources; however, the survey did identify two historic resources within the area. The most current survey included only portions of the Sunridge Park and Remainder Lot. No historical, archeological, paleontologic, or evidence of human remains were identified during the most recent survey; however, significant resources may be present on the project site and additional surveys would be required or existing surveys updated.

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* As indicated above, limited Cultural Resource surveys were conducted and evaluated for the Community Plan area. The surveys indicated that the Sunridge Park project site was most likely free of important cultural/historical resources and it was determined that the site had a low probability of such resources. It should be noted that only portions of the site was included in the surveys conducted for the Community Plan area, but the SDCP/SRSP EIR identified mitigation to reduce potential impacts on cultural and historical resources (SDCP/SRSP Final EIR, page 15.9). Due to the low probability of cultural resources on the Sunridge Park project site, implementation of the Remainder Lot project is not expected to result in any new cultural resource impacts.

Mitigation Measure

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

MM 5.1 Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during development activities, work shall be suspended and the City of Rancho Cordova Planning Department shall be immediately notified at 916-942-0283. At that time, the City will coordinate any necessary investigation of the site with appropriate specialist, as needed. The project proponent shall be required to implement any mitigation necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. This measure shall be included in all grading and improvement plans.

Timing/Implementation: *During all phases of ground disturbing activities.*

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

Implementation of Mitigation Measure MM 5.1 would reduce the project's potential cultural, historic, paleontologic, and archeological resource impacts to *less than significant*.

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS. Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☒	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☐

Existing Setting

The SDCP/SRSP EIR included an evaluation of the soils and geological conditions of the Sunridge Park project site. Design and construction of the proposed Remainder Lot structures in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) would ensure that significant damage as a result of seismic ground shaking is prevented. In addition, the SDCP/SRSP EIR concluded that the soil types and geologic conditions occurring on the proposed project site are suitable for the proposed activities associated with the Remainder Lot project.

Discussion of Impacts

a)

(i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant.*

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

(iii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to (i) above. The soil types of the Remainder Lot project site consists of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not constitute a potential impact for ground failure or liquefaction.

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

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The grading and site preparation activities associated with the Remainder Lot project would remove vegetative cover and expose soils to wind and surface water runoff. The project is subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. The project would include a 14-foot trench for the sewer and water pipes. This could result in erosion impacts unless mitigation is incorporated.

Mitigation Measure

The following mitigation measures are applicable to the Remainder Lot project.

MM 6.1a Prior to the commencement of grading for the proposed project, a detailed erosion and sediment control plan shall be prepared, as required in the City of Rancho Cordova Grading, Erosion and Sediment Control Ordinance. The erosion and sediment control plan shall include measures to minimize soil erosion during and after construction activities and include the following measures:

- Limit ground disturbance to on-site areas identified on the Remainder Lot site plan (Figure 3 of this SMND). Additional review and subsequent environmental document will be necessary for any proposed off-site grading or improvement activities.

- Preservation of existing natural features that provide erosion control.
- Placement of hay bales, silt fences and/or other appropriate erosion control measures to prevent siltation of area tributaries.
- Revegetation of disturbed areas immediately upon completion of construction activities.
- Incorporation of any additional water quality requirements set forth by the Regional Water Quality Control Board as part of the project's Water Certification under Section 401 of the Clean Water Act.

Timing/Implementation: *Prior to ground disturbance.*

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

MM 6.1b All grading activities shall be conducted in accordance with City of Rancho Cordova Grading and Erosion Control requirements. These practices shall include, but not limited to:

- Determination of the suitability of excavated material as engineered fill, topsoil, or other type of reuse onsite by an engineering geologist or equivalent professional.
- The height and extent of cuts and fills will be minimized and balanced as nearly as possible.
- Use of engineered retaining walls where necessary.
- There will be no major changes in drainage pattern that would affect the course of streams.

Timing/Implementation: *Prior to ground disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova public Works Department.*

MM 6.1c A determination of the soil's shrink-swell potential shall be conducted. If excessive shrink-swell properties are identified, appropriate engineering mitigation measures shall be conducted as recommended by an engineering geologist or equivalent professional. This may include importation of non-expansive materials, treatment of expansive soils or other appropriate methods consistent with City standards.

Timing/Implementation: *Prior to ground disturbance.*

Enforcement/Monitoring: *City of Rancho Cordova public Works Department.*

MM 6.1d New fill covering previously disrupted soils shall be revegetated to protect the soil from further disturbance or erosion.

Timing/Implementation: *During all phases of ground disturbing activities.*

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

c) *Less than Significant Impact/Reviewed Under Previous Document.* 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. However, the project is subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant*.

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

e) *No Impact.* The Remainder Lot project would not generate wastewater and would not require septic tanks or other alternative wastewater systems; therefore, there is no impact.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
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?	☐	☐	☒	☐	☐

Existing Setting

Wallace-Kuhl & Associates prepared an Environmental Site Assessment Update for the Sunridge Park project site by in April 2001. The Assessment identified potential hazardous impacts resulting from including but not limited to: the exposure to off-site groundwater contamination; exposure to residual agricultural chemicals; potential Kiefer Landfill impacts; exposure to toxic air emission sources; exposure to PCB's and radon; and the potential of exposure to asbestos during the construction period.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was reviewed in the SDCP/SRSP Master EIR for the Sunrise Douglas Community Plan and the Sunridge Specific Plan Areas (see Section 16. Hazardous Materials). The proposed grading and site preparation activities are not associated with the use of large amounts of hazardous materials. In addition, the proposed construction activities are temporary and would not involve the routine transport of hazardous materials; therefore, implementation of the Remainder Lot project is expected to result in *less than significant* hazardous material transportation and disposal related impacts.

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The proposed construction activities would include the use of heavy equipment and the use of oils, fuels and other potentially flammable substances that are typically associated with construction activities. In addition, as noted in the Master EIR, the Remainder Lot project site may contain PCB-containing transformers, underground storage tanks, and/or trash and other debris, which could pose a health and safety risk to construction workers if PCB exposure occurs as a result of leakage or combustion, or if workers come into contact with contaminated or hazardous materials associated with the storage tanks or illegally dumped debris (FEIR, pp. 16.16–16.20). The FEIR determined that these potentially significant impacts could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and removal of these hazards (*Ibid*).

The specific activities associated with the Remainder Lot project was not addressed in the SDCPP/SRSP Master EIR or the Sunridge Park MND. However, the Remainder Lot project is not expected to create any new or additional significant impacts arising from hazardous materials that were not already identified in the Master EIR. To ensure that the measures adopted by the Board are implemented with the Remainder Lot project, the City is requiring the following mitigation measures, which are based on the requirements of measures TX-3, TX-6, TX-7, and TX-8 adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures will reduce the potentially significant impacts associated with Remainder Lot project activities from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.16–16.20).

Mitigation Measures

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

MM 7.1b Remove all debris, trash, refuse, and abandoned, discarded, and/or out-of-service items from the Remainder Lot project site and dispose of or recycle off-site. This measure shall be included in all grading and improvement plans.

Timing/Implementation: *Prior to approval of improvement plans.*

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

MM 7.1c The project applicant shall remove all existing debris from the affected portion of Lot J parcel 067-0040-016 (associated with the offsite concrete channel) and dispose of in accordance with MM 7.1b.

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

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of Mitigation Measures MM 7.1a through 7.1d would reduce potential PCB, underground storage tanks, and/or trash and debris impacts to *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 16: Hazardous Materials and discussions a) and b) above. There are three elementary schools, one middle school, and one high school proposed in the SDCP/SRSP areas. The Remainder Lot activities are anticipated for completion prior to the construction of the schools sites; therefore, the project would not result in the release of acute hazardous materials adversely affecting these proposed school sites and this impact is considered *less than significant.*

d) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Environmental Site Assessment Update, which included review of the various federal, state, and county databases, indicated sites, which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 within one-mile of the project area. The sites include, but are not limited to, the former Mather Air Force Base, McDonnell Douglas, Kiefer Landfill, White Rock Road North Dump, Azteca Construction, and Sacramento Salvage Pool. The Site Assessment Update indicated that only one of the above sites (McDonnell Douglas) was identified on the agency contaminated site list within various radii searches for the subject property. Concerning the McDonnell Douglas site, the groundwater contamination plumes have migrated beneath the subject property. However, it is unlikely that the contamination is a result of the past uses associated with the McDonnell Douglas site (Site Assessment Update, page 16). The public record indicates that remediation efforts are being conducted on an on-going basis to monitor groundwater contamination resulting from past McDonell Douglas/Aerojet operations. The Environmental Site Assessment Update also indicated that the regional groundwater contamination is not an issue for the Sunridge , as water would be supplied by the SCWA facilities from the proposed North Vineyard Well Field, which is approximately 3 miles southwest of the project sites. Additionally, the identified groundwater contamination is unlikely to affect future development within the SDCP/SRSP areas, based on the low to moderate ground water contaminants, the large depth to first ground water beneath the property, the underlying lithography, and the apparent California Department of Toxic Substances Control conclusion of the negligible potential health risk to future occupants resulting from the migrating vapor groundwater contamination. The FEIR determined that the potentially significant impacts arising from potential contamination of groundwater via existing wells could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and destruction of these existing wells (FEIR, p. 16.18). Given that the Remainder Lot project would not require potable water supplies for the proposed activities, implementation would not result in any new or additional significant impacts arising from hazardous groundwater contaminants that were not already identified in the Master EIR. To ensure that the measures adopted by the Board are implemented, the City is requiring the following mitigation measure, which is based on the requirements of measure TX-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure will reduce the potentially significant impacts from hazardous materials to a less than significant level, as noted by the Master EIR (FEIR, pp. 16.18).

Mitigation Measure

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

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

Timing/Implementation:	*Prior to approval of improvement plans.*
Enforcement/Monitoring:	*City of Rancho Cordova Planning Department and the Sacramento County Environmental Health Department.*

Implementation of Mitigation Measure MM 7.2 would reduce any other potential public and environment impacts resulting from the Remainder Lot project to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Remainder Lot project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento Mather Airport, but is within two miles of the facility. Implementation of the project would not adversely affect operations of this facility and is not anticipated to result in safety related hazards or adverse impacts to people residing or working on the project site. Therefore, this impact is considered *less than significant* (SDCP/SRSP Final EIR, page 4.29).

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed project would not conflict with the *Sacramento County Multi-hazard Disaster Plan, the Sacramento County Area Plan* or any other adopted emergency response or evacuation plan. Therefore, this impact is considered *less than significant*.

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

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR. (See, generally, FEIR, section 9.) The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface

water quality impacts during the construction period and long-term water quality impacts due to urban runoff and accumulated pollutants after development (FEIR, pp. 1.15, 9.12; Findings, p. 78). Implementation of the Remainder Lot project would include grading and site disturbance, which would create new sources of urban runoff (FEIR, pp. 9.12–9.13). In addition, if the runoff is not controlled, the oil, gasoline, and other chemicals used in the construction activities may adversely impact surface water quality. The FEIR concluded that, through the use of water quality control basins proposed in the SDCP/SRSP Master Drainage Plan, combined with flood control detention facilities, compliance with a Stormwater Pollution Prevention Plan ("SWPPP") and applicable County ordinances and State requirements, such impacts would be reduced to a less than significant level (*Ibid*). A SWPPP is required for the Remainder Lot project to address site-specific erosion control and water quality issues after construction. The applicant has already submitted a copy of the project's SWPPP to the City. Because the City's Land Grading and erosion Control Ordinance and State requirements already apply to the project, no further mitigation for water quality impacts is necessary (FEIR, p. 9.13). The Remainder Lot project is a subsequent project and was not addressed in previous environmental documents. However, the proposed activities are not anticipated to create any new or additional significant water quality or waste discharge impacts that were not already identified in the Master EIR or the Sunridge Park MND. To ensure that the measures adopted by the County Board of Supervisors are applied to the Remainder Lot project, the City is requiring the following mitigation measure, which is based on the requirements of measure HY-3, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of this measure will reduce the potentially significant water quality impacts to a less than significant level, as noted by the Master EIR. (FEIR, pp. 9.13.).

Mitigation Measure

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

MM 8.1 The project applicants shall provide storm water quality source and treatment measures consistent with Volume 5 of the Sacramento County Drainage Manual. The final design of such and treatment control measures shall be subject to the approval of the Sacramento County WRD, and the City of Rancho Cordova Public Works Department. This measure must be complied with to the satisfaction of the Sacramento County Water Resources Department.

Timing/Implementation: *Prior to the approval of all grading and improvement plans.*

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

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

b) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the Remainder Lot project would not result in any new or additional significant groundwater supply impacts that were not already identified in the Master EIR or the Sunridge Park MND; nor would they cause any impacts peculiar to the Remainder portion of the Sunridge Park project site. The proposed rough grading and site preparation activities would not require a permanent water supply; therefore, implementation of the project would not adversely affect groundwater levels. In addition, the potential groundwater impacts at issue have been previously disclosed and are not peculiar to the proposed project, such impacts are not subject to CEQA. Given the scope of the proposed activities, no depletion of groundwater resources would occur and this impact is considered *less than significant*.

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The grading and conversion of approximately 79.2 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the Sunridge Park and Remainder Lot portion of the site. The grading activities associated with the project would increase drainage rates and may result in on- and off-site flooding and erosion. The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5)). No additional on- or off-site siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR. To ensure that the measures adopted by the Board are applied to the Remainder Lot project, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures will reduce the Remainder Lot's potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

Mitigation Measure

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

MM 8.2a The Remainder Lot project shall implement the improvements described in the "Final Master Drainage Study for the Sunrise Douglas Community Plan Area" (Final MDS) (Spink Corporation, October 16, 1998) as amended by the "Amendment to the Final Master Drainage Study, Sunrise Community Plan Area " (Amendment (MHM Engineers & Surveyors, October 19, 2001)). Such improvements shall be designed to ensure that baseline flows from the property remain the same and that post-development peak (100-year) flows do not exceed existing peak flows and do not exceed the capacity of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the County Water Resources Division (WRD). Construction of the improvements may be phased as described in the Final MDS and subject to the approval of the WRD and the City of Rancho

Cordova's Public Works Department, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will reduce peak flows or at least pre-development of the two Folsom South Canal overchutes at Lower Morrison Creek to the satisfaction of the WRD and the City's Public Works Department.

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

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

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

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

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

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

- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce

impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.

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

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

Timing/Implementation: *Prior to any work associated with the Final Master Drainage Study or approval of Improvement Plans, whichever comes first.*

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

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

Timing/Implementation: *Prior to any work associated with the Final Master Drainage Study or approval of Improvement Plans, whichever comes first.*

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

Implementation of Mitigation Measures MM 8.2a through 8.2c, Mitigation Measures 4.1a through 4.1c, and Mitigation Measures 4.2a through 4.2g, would reduce the project's potential water quality standards and waste discharge requirement impacts to *less than significant*. In addition, the Reader is referred to Section VI. Geology and Soils, for a further discussion regarding potential siltation and erosion related impacts.

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

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

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* According to the SDCP/SRSP EIR and as depicted on current FEMA maps, the entire project site is located outside the 500-year floodplain (SDCP/SRSP Final EIR, page 9.1b). The Remainder Lot project does not include any housing; therefore, it would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; therefore, this impact is considered *less than significant.*

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *No Impact/Reviewed Under Previous Document.* Land use related impacts for the Community Plan and Sunridge Specific Plan areas were evaluated in the previous Master EIR (SDCP/SRSP Final EIR, page 4.28). The proposed project's grading and site preparation activities would not result in any additional land use impacts than those identified in previous documents and the Remainder Lot would not divide an established community; therefore, there is *no impact.*

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were consistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency. (SDCP/SRSP Findings, p. 31.) The proposed Remainder Lot activities would not conflict with the Community Plan and Specific Plan designations for the project site. Development of the Remainder Lot project would not result in any new or significant additional land use impacts beyond those identified in the Master EIR or the Sunridge Park MND (November 2003). Therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County; therefore, *no impacts* would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less Than Significant Impact/Reviewed Under Previous Document.* The Sunridge Park, which includes the Remainder Lot 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. Implementation of Phase I of Sunridge Park and the Remainder Lot project will preclude the mining and recovery of potential mineral resources (such as aggregates) on the project site. Therefore, this impact is considered *less than significant*.

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

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

Existing Setting

Major mobile noise sources in the vicinity of the Remainder Lot project site include vehicular traffic along Sunrise Boulevard, Douglas Road, Grant Line Road, Jackson Highway, and Kiefer Boulevard and daily aircraft noise from nearby Mather Field. Stationary sources of noise in the area include, but are not limited to, the Cordova Shooting Center, the Kiefer Road Landfill, the Sacramento Rendering Company, American River Aggregates and Asphalt, and the Douglas Security Park.

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less-than-significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.;* Findings, pp. 111-114). The Sunridge Park and Remainder Lot project site is currently adjacent to undeveloped land; therefore, is not in close proximity to any schools, hospitals,

residences, or other sensitive noise receptors. In addition, the Remainder Lot project does not include residential development; therefore, it would not place residences in close proximity to roadways or within the 60 to 65 Ldn contour. The proposed project's construction activities would be temporary and would not expose sensitive receptors to construction noise impacts in excess of Sacramento County Noise Ordinance standards; therefore, this impact is considered to *less than significant* and no mitigation is necessary.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above. Implementation of the Remainder Lot project would not generate excessive groundbourne vibration or groundbourne noise sources. The proposed grading, site preparation and other construction activities would temporarily increase groundbourne related impacts; however, the project is subject to standard Sacramento County Noise Ordinance requirements, which would ensure that impacts are *less than significant*.

c) *Less than Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) and b) above. In addition, the Remainder Lot project generally includes grading and construction activities to facilitate the construction of Phase 1A of the approved Sunridge Park development project. As such, the project would not include permanent stationary or mobile noise sources and would not place residential uses within the future 60 dB noise contours along Jaeger Road or Douglas Roads. .

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

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

MM 9.2 The Remainder Lot project shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities. This may be a City phone number if applicable. This information shall also be included in all construction plans and specifications (including grading and improvement plans).

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

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

Implementation of Mitigation Measure MM 9.2 would reduce the project's potential temporary noise impacts to *less than significant.*

e) *Less than Significant Impact/Reviewed Under Previous Document.* The Remainder Lot project is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed site. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed site from operation of this facility. Therefore, this impact is considered *less than significant.*

f) *No Impact.* There are no private airstrips within the vicinity of the proposed project site; thus, *no impacts* would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING. Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	☒	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *No Impact/Reviewed Under Previous Document.* As noted in the Master EIR, buildout of the SDCP area could result in the construction of approximately 22,503 residential units, commercial/business/professional land uses and school and park sites (FEIR, p. 3.5). The project site is located within the SDCP and SRSP areas, which were designated in the Sacramento County General Plan as an Urban Growth Area (FEIR, p. 4.33). Potential impacts relating to population and housing were globally addressed in the General Plan EIR (*Ibid*).

The Remainder Lot project would involve grading, site preparation and drainage improvements to facilitate the development of Phase 1A of the approved Sunridge Park project. Implementation of the project would not create any new or additional significant growth inducement impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).) Furthermore, because this project is consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the growth-inducing impacts at issue have been previously disclosed and are not peculiar to the project site, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) Therefore, the Remainder Lot growth inducement impacts are considered *less than significant*.

b) *No Impact.* The Remainder Lot project is void of any residences; therefore, implementation of the project would not displace existing residences or require the construction of replace housing elsewhere and no impacts would result.

c) *No Impact.* See b) above, additionally, the project site does not currently contain residential structures, so no displacement of people would occur and *no impacts* are expected.

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

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The SDCP/SRSP project's effects on fire protection were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. The Sacramento Metropolitan Fire District (SMFD) would provide fire protection and emergency medical response to the Remainder Lot project. The SMFD is in the process of constructing Station 68, which will be located near the intersection of Sunrise Boulevard and Douglas Road. Implementation of the Remainder Lot project would not require additional facilities or fire protection services than those identified for the SRSP. In addition, the proposed project is subject to Sacramento Metropolitan Fire codes regarding site access and site design, which would assist in mitigating any potential fire and emergency related impacts.

Mitigation Measures

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

MM 13.1a The Remainder Lot project shall comply with the following design measure:

- Accessibility for fire control shall meet the specifications of the Fire District and shall be in place for the entirety of the Remainder Lot project.

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

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and the Sacramento Metropolitan Fire District.*

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of the Mitigation Measures MM 13.1a and 13.1b would fully mitigate the Remainder Lot's fire protection service impacts to *less than significant.*

b) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento County Sheriff's Department will provide law enforcement services to the Remainder Lot project. The SDCP/SRSP project's effects on law enforcement were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measure

The following mitigation measure (based on PS-6 of the SDCP/SRSP EIR) has been revised to apply to the Remainder Lot project.

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

Timing/Implementation: *Prior to approval of improvement plans.*

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

Implementation of the Mitigation Measure MM 13.2 would mitigate the proposed project's law enforcement service impacts to *less than significant.*

c) *No Impact/Reviewed Under Previous Document.* The Remainder Lot project would involve grading, site preparation, and the construction of drainage improvements. The proposed activities would not generate additional or increase the demand for schools or educational related facilities. The SDCP/SRSP project's effects on public schools were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. In addition, it should be noted that California Government Code Sections 65995 (h) and 65996 (b) provide full and complete

school facilities mitigation. Therefore, the project's school facility impacts are considered *less than significant*

d) *No Impact/Reviewed Under Previous Document.* Implementation of the Remainder Lot project would not include residential development; therefore, would not generate the need for additional parkland or recreation related facilities. In addition, the SDCP/SRSP project's effects on parks were studied in the Master EIR and mitigation measures were incorporated to reduce subsequent development project's potential recreation related impacts to *less than significant*.

e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* See SDCP/SRSP EIR Section 6: Public Services and a) through d) above. Three new electrical substations will be needed to serve the SRSP area. Natural gas, telephone, and cable infrastructure will also be extended to serve the proposed land uses within the SRSP area. The Remainder Lot project would not require the construction of electrical, cable, natural gas or other utility related infrastructure or the extension of existing infrastructure. In addition, the SDCP/SRSP project's effects on electrical, natural gas, and cable service were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant.

Mitigation Measure

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

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

Timing/Implementation: *Prior to ground disturbance.*

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

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

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

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

MM 13.3c The Remainder Lot project applicant shall address and resolve issues related to the provision of telephone and cable television services within the project area through close coordination with the applicable service provider during project planning and development.

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☒

Discussion of Impacts

a-b) *Less than Significant Impact/Reviewed Under Previous Document.* The Remainder Lot project includes, but is not limited to site preparation, grading and the construction of temporary and permanent drainage improvements. As such, implementation of the project would not increase the use of existing recreational facilities or contribute to the deterioration of those facilities. In addition, the potential environmental impacts of park construction and provision were addressed in the appropriate technical sections of the SDCP/SRSP EIR. Therefore, the activities associated with the Remainder Lot project would not result in additional environmental impacts than those identified in the EIR; therefore, these impacts are considered *less than significant*.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC. Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☒
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

Existing Setting

The Traffic and Circulation section of the SDCP/SRSP Master EIR assessed the potential traffic-related impacts resulting from buildout under the SRSP (FEIR, section 10). The analysis examined the project-specific and cumulative effects on the Specific Plan area's roadways, intersections, freeway operations, and proposed transit and bikeway facilities (FEIR, pp. 10.17–10.36). The Remainder Lot project is subject to the applicable adopted mitigation measures. The adopted measures would provide the required improvements for roads that would serve the proposed project site (i.e., Sunrise Boulevard, Douglas Road, Americanos Road, and Pyramid Road, etc.).

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* Traffic and Circulation issues were globally addressed in the SDCP/SRSP EIR (see Section 10: Traffic and Circulation). The construction activities associated with the Remainder Lot project are not expected to substantially increase the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at affected intersections; however, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate this project's potential traffic related impacts to a *less than significant* level.

b) *Less than Significant Impact/Reviewed Under Previous Document.* See a) above. The proposed grading, site preparation and drainage improvements would involve temporary construction activities; therefore, is not expected to contribute to adverse cumulative conditions. In addition, the traffic generated from the construction activities is not expected to cause any affected roadways to exceed Sacramento County standards for daily travel. The Remainder Lot's contribution is anticipated to be *less than significant*.

c) *No Impact/Reviewed Under Previous Document.* The proposed project does not involve any aviation-related uses but is located within two miles of the Sacramento Mather Airport. The project site is not located within the airport safety zones or within the approach and departure paths for aircraft using the airport and *no impacts* are anticipated.

d) *Less than Significant Impact/Reviewed Under Previous Document.* Access to the Remainder Lot project is subject to design requirement consistent with Sacramento County Department of Transportation Engineering standards and the approved SRSP; therefore, this impact is considered *less than significant*.

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

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

g) *Less than Significant Impact/Reviewed Under Previous Document.* The grading, site preparation, and drainage improvements associated with the Remainder Lot project would not conflict with the provision of alternative modes of transportation; therefore, *less than significant* impacts are anticipated.

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

Existing Setting

Utility and service system providers reviewed the Sunridge Park project and returned comments that were translated into project level conditions of approval. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board of Supervisors outline the processes by which new systems and conveyances must be designed, approved, and implemented within the SDCP and SRSP areas. There were no additional utility or service systems impacts identified for the Sunridge Park projects that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

Discussion of Impacts

a) *No Impact/Reviewed Under Previous Document.* Wastewater treatment issues were addressed in the SDCP/SRSP EIR (see Section 8: Sewer Service). No wastewater treatment impacts were identified in the EIR that conflicted with applicable Central Valley Regional Water Quality Control Board (CVRWQCB) requirements or standards. The Remainder Lot project would include the construction of temporary and permanent water quality basins, gravity outfall ditches, stockpiles, and other site preparation activities. The project would

include wastewater infrastructure, but it would not generate wastewater, since it would be installed to serve the approved Tentative Map area. Therefore, the project would not exceed Central Valley Regional Water Quality Control Board (CVRWQB) treatment standards for wastewater and no impacts would occur.

b) *No Impact/Reviewed Under Previous Document.* As previously discussed, the Remainder Lot project generally includes grading, site preparation and drainage improvements. As such, implementation of the project would not require new water or wastewater facilities treatment or the expansion of existing facilities and less than significant impacts are anticipated.

c) *Less than Significant/Reviewed Under Previous Document.* Implementation of the Remainder Lot project would include the construction of new storm water facilities and substantial grading and site preparation. The provision of the new storm water and associated grading would increase the rate and volume of drainage runoff from the site. The increased grading may result in erosion and adverse water quality impacts to on-site biological resources. Implementation of *Mitigation Measures* 8.1 *through 8.2,* identified above in Section VIII. Hydrology and Water Quality, would ensure that the project's post-development peak flows are reduced to a least pre-development levels and would mitigate potential storm water drainage and associated environmental impacts to *less than significant.*

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

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

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (page 6.21). The Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035; therefore, solid waste impacts are considered less than significant.

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

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

Discussion of Impacts

a) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted in Sections I through XVI above, the Sunridge Remainder Lot project has the potential to result in significant impacts related to air quality, biological resources (i.e., special-status species, wetlands, and vernal pools), cultural resources, and hydrology and water quality.

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* There are several proposed and approved developments within the SDCP/SRSP areas (i.e., Anatolia, North Douglas I and II, and Rio Del Oro). The Sunridge Park Remainder Lot project, together with other proposed and planned development in the vicinity could result in potentially significant cumulative impacts to air quality, biological resources, cultural resources, and hydrology and water quality.

c) *Less than Significant Impact/Reviewed Under Previous Document.* The activities associated with the Remainder Lot project may result in temporary construction related impacts; however, direct or indirect human health or safety related impacts are anticipated to be *less than significant*.

REFERENCES

City of Rancho Cordova. *Mitigated Negative Declaration for the Sunridge Park/Lot J Projects.* November 2003.

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

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

Sacramento County Department of Environmental Review and Assessment. *Sunrise Douglas Community Plan/Sunridge Specific Plan Final Environmental Impact Report.* November 2001.

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

Sacramento County. *Sacramento County General Plan.* 1993.

Sacramento County. *Sacramento County General Plan EIR.* 1993.

Sacramento County. *Sunridge Specific Plan.* July 17, 2002.

Wallace-Kuhl Associates. Environmental Site Assessment Update: Ronnenberg Property. April 13, 2001

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

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

CUMULATIVE SETTING

The cumulative setting for the Remainder Lot project includes buildout proposed under the Sunrise Douglas Community, which includes the Sunridge Specific Plan and Suncreek Specific Plan areas. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County (i.e., Rio Del Oro, Anatolia, and the Villages at Zinfandel) which contribute to cumulative development in the vicinity of the proposed projects.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

The Remainder Lot project would consist of stockpiling areas, drainage improvements and other facilities that would to contribute to the cumulative loss of agricultural resources or farmlands in the City of Rancho Cordova or Sacramento County. However, these impacts were previously addresses in the SDCP/SRSP EIR and the Sunridge Park and Sunridge Lot J MND. The project would result in ***less than significant*** cumulative impacts.

Agricultural Resources

The entire SDCP area, which includes the Remainder Lot project site, was specifically identified in the Sacramento County General Plan as an Urban Development Area and falls within the Urban Services Boundary. Issues resulting from (i) new growth in this area, (ii) conversion of agricultural land to urban uses, (iii) compatibility with the surrounding area; and (iv) loss of open space were globally addressed in the SDCP/SRSP EIR. The Remainder Lot project would facilitate the development of Phase 1A of the approved Sunridge Park project. Therefore, the Remainder Lot project would not contribute to the cumulative loss of agricultural resources or farmlands impacts not previously disclosed or evaluated and ***less than significant*** cumulative impacts are anticipated.

Air Quality

The grading, site preparation, and construction of the proposed on and offsite drainage improvements associated with the Remainder Lot project would contribute to cumulative air quality impacts in the City. Mitigation measures contained in Section 3: Initial Study III: Air Quality of this MND would reduce the impacts to the greatest extent feasible. The project would result in ***potentially significant*** cumulative construction related air emissions unless the mitigation measure identified in Section 3 of this MND are incorporated. The identified mitigation measures would reduce the project's cumulative air quality impacts to the greatest extent feasible. The Board of Supervisors adopted a State of Overriding Consideration for air quality impacts in the SRSP and SDCP area.

Biological Resources

The Remainder Lot project site contains wetlands, suitable habitat for special-status species, and vernal pools. Implementation of the project would contribute to cumulative biological resource impacts within the SDCP/SRSP areas; however, implementation of the proposed mitigation measures identified in Section 3: Initial Study IV: Biological Resources, of this MND would mitigate the project's cumulative biological resource impacts to ***less than significant.***

Cultural Resources

The construction activities associated with the Remainder Lot project may contribute to cumulative cultural resource impacts due to grading and other site disturbance activities. However, the mitigation measures identified in Section 3: Initial Study, V. Cultural Resources of this MND, would reduce the project's cumulative cultural resource impacts to ***less than significant.***

Geology and Soils

Geologic impacts are evaluated on a project-specific basis and mitigated through compliance with standard Uniform Building Code requirements; therefore, the proposed project would have ***no impact*** on cumulative geophysical conditions in the region.

Hazards and Hazardous Materials

Implementation of the Remainder Lot project would contribute to cumulative hazard-related impacts due to the use, transportation, and storage of hazardous materials, which may result in an accidental release of those materials. However, the mitigation measures identified in Section 3: Initial Study, VII. Hazards and Hazardous Materials would reduce the project's cumulative hazard and hazardous materials impacts to ***less than significant.***

Hydrology and Water Quality

Implementation of the Remainder Lot project would involve grading and site disturbance activities, which may contribute to cumulative water quality impacts associated with soil erosion. The mitigation measures identified in Section 3: Initial Study, VIII. Hydrology and Water Quality would reduce the project's potential cumulative water quality and soil related impacts **to *less than significant.***

Land Use and Planning

The Remainder Lot project is part of the Sunridge Specific Plan area, which is the first of a series of specific plans that will implement the Sunrise Douglas Community Plan (approved on July 19, 2002) and the Sacramento County General Plan. The Community Plan area, which includes the Remainder Lot project site, was identified as an Urban Development Area and falls within the Urban Services Boundary. As such, community issues resulting from new growth in this particular location, including potential land use related impacts were globally addressed in the SDCP/SRSP FEIR, page 4.33. Implementation of the Remainder Lot project would not result in additional land use impacts that were not evaluated or disclosed in the SDCP/SRSP FEIR; therefore, *less than significant* cumulative land use and planning impacts would occur.

Mineral Resources

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

Noise

The construction activities associated with the Remainder Lot project would temporarily increase the ambient noise levels in the vicinity; however, the mitigation measures in identified in Section 3: Initial Study XI: Noise, of this MND would the proposed project's cumulative noise impacts to ***less than significant.***

Population and Housing

The SRSP areas was identified as an Urban Development Area and falls within the Urban Services Boundary, community issues including land use and increased population and housing were globally addressed in the SDCP/SRSP FEIR, page 4.33. The Remainder Lot project does not include residential development; therefore, it would result in ***less than significant*** cumulative population and housing impacts.

Public Services

The Remainder Lot project may result in impacts to fire and police protection during the proposed construction activities. However, these activities are temporary in nature. Additionally, mitigation measures contained in Section 3: Initial Study XIII: Public Services, of this MND would mitigate such impacts. Implementation of the Remainder Lot project would temporarily increase the need for some public services; however, ***less than significant*** cumulative public services impacts are anticipated.

Recreation

The Remainder Lot project would not affect existing recreational facilities or require the construction of additional facilities. Therefore, the Remainder Lot project would have no impact under cumulative conditions.

Transportation/Circulation

Implementation of the Remainder Lot project would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions. The project's construction activities would temporarily increase traffic on affected roadways and intersections. Due to the temporary nature of the proposed activities, when considered with other development proposed in the Specific Plan area, the project is not expected to substantially contribute to unacceptable operating conditions on those roadways and intersections. In addition, the mitigation measures identified in Section 3: Initial Study XV: Transportation and Traffic, of this MND would reduce the project's contribution to cumulative traffic related impacts to ***less than significant.***

Utilities and Service Systems

Currently, project site is not served by public utilities. There is an existing electrical transmission corridor that passes through the southeastern corner of the Remainder Lot site. Implementation of the proposed project would involve grading and the construction of drainage improvements

but would not require permanent water, sewer or other utility infrastructure. As indicated above, the Remainder Lot project would help facilitate the development of Phase 1A of the approved Sunridge Park project; therefore, would not adversely affect the provision of utility service. In addition, the mitigation measures identified in Section 3: Initial Study XVI: Utilities and Service Systems, of this MND would reduce the project's cumulative utility impacts to ***less than significant***.

5.0 DETERMINATION

On the basis of this initial evaluation:

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

■ I find that, although the proposed project could have a significant effect on the environment, a SUBSEQUENT MITIGATED NEGATIVE DECLARATION is appropriate (I) because all significant and unavoidable effects of the proposed project have been previously examined in a Master EIR prepared pursuant to CEQA Guidelines section 15176, and (II) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Master EIR or the Sunridge Park Mitigated Negative Declaration, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a SUBSEQUENT MITIGATED NEGATIVE DECLARATION is also appropriate because the proposed project would not cause any significant environmental effects (I) that are "peculiar to the project or the parcel," (II) that were not analyzed as significant effects in the prior Mitigated Negative Declaration for the Sunridge Park project, or (III) that, due to substantial new information not known at the time the EIR was certified, are more severe than discussed in the prior EIR. (See CEQA Guidelines, § 15183, subd. (c).).

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

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

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

Signature H Anderson Date: 7/12/04

Printed name: Hilary Anderson For City of Rancho Cordova

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

Signature _____ Date: 7/12/04

Printed name: Brian Vail For Sunridge Investors, LLC

6.0 Report Preparation and Consultations

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
David Young	Associate Planner
Bret Sampson	Associate Planner
Cyrus Abhar	City Engineer
Andrea Erichsen	City Biologist

6.2 PERSONS AND AGENCIES CONSULTED

Daniela Guthrie	Sacramento County Department of Water Resources
Peter Christensen	Sacramento Metropolitan Air Quality Management District
Jeff Atterbery	CSD-1
Melanie Spahn	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
George Booth	Sacramento County Drainage and Flood Control
Rick Blackmar	Sacramento County Department of Engineering and Administration

APPENDIX A:
SUNRIDGE PARK AND LOT J
MITIGATED NEGATIVE DECLARATION

SUNRIDGE PARK AND SUNRIDGE LOT J

Mitigated Negative Declaration

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

November 12, 2003

MITIGATED NEGATIVE DECLARATION
FOR
SUNRIDGE PARK AND SUNRIDGE LOT J
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

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

NOVEMBER 2003

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

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

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

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

1.2 LEAD AGENCY

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

2.0 Project Description

2.1 PROJECT LOCATION

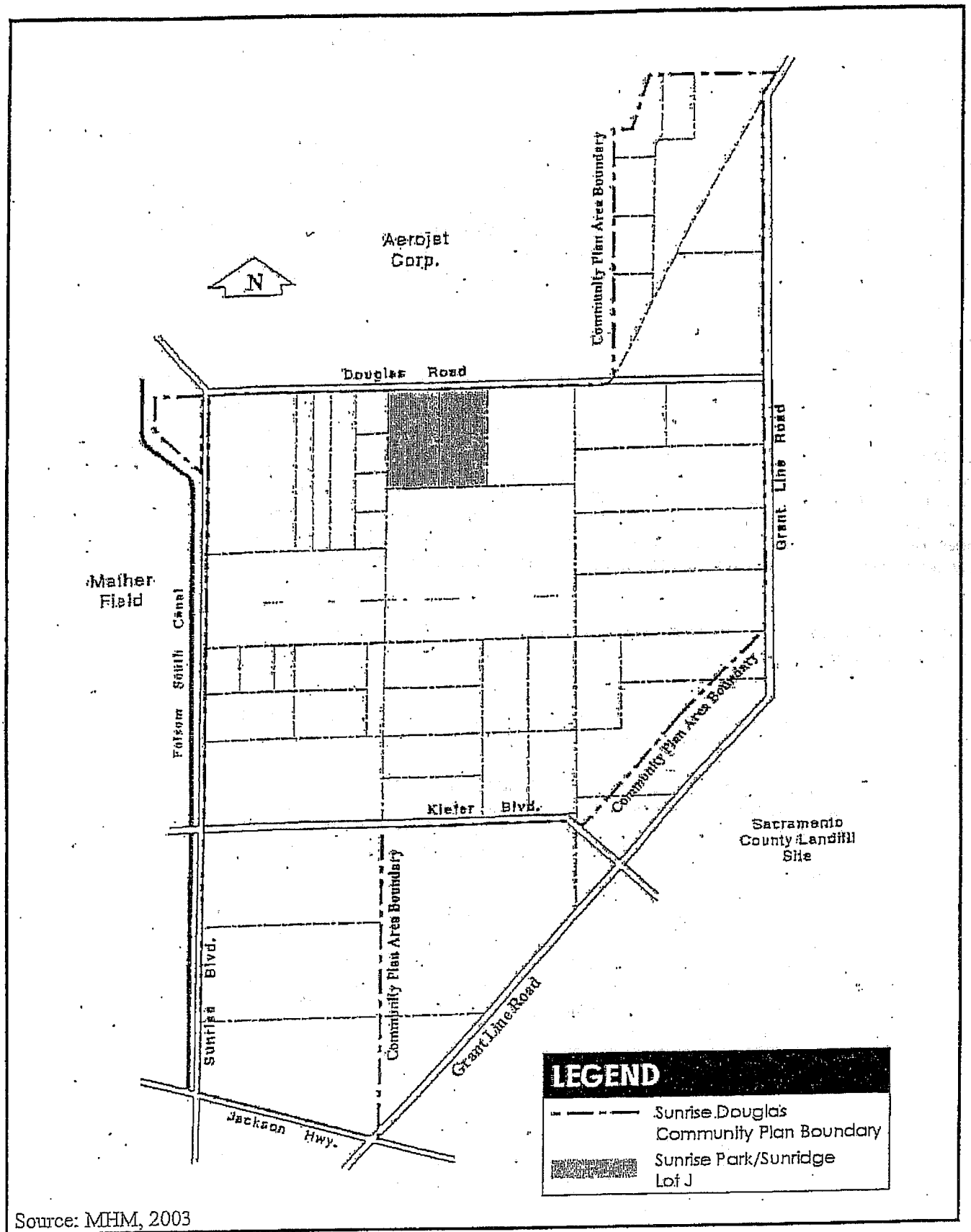
The Sunridge Park (SP) and Sunridge Park Lot J (Lot J) project sites are located within the Sunridge Specific Plan (SRSP) area, which is part of the larger Sunrise Douglas Community Plan (SDCP). SP is bounded by Douglas Road to the north, agricultural lands to the east and south, and by Lot J to the west. Lot J is bounded by Douglas Road to the north, SP to the east, agricultural land to the south and Jaeger Road to the west. Grant Line Road is located approximately ¾ of a mile to the east of the project sites. **Figures 1** and **2** show the project location and vicinity in relation to the Sunridge Specific Plan and Sunrise Douglas Community Plan.

2.2 BACKGROUND

The SDCP/SRSP Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on June 19, 2002. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). A Master EIR is intended to provide a detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based. A Master EIR must, to the greatest extent feasible, evaluate the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects. The review of subsequent projects that have been described in the Master EIR can be limited to the extent that the Master EIR has already reviewed project impacts and set forth mitigation measures. (See Public Resources Code section 21157.)

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

- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the Master EIR.
- The lead agency prepares an Initial Study that analyzes (1) whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR, and (2) whether the subsequent project was described in the Master EIR as being within the scope of the project.
- If the lead agency determines that a subsequent project will have no significant effect on the environment which was not previously identified in the Master EIR and that no new or additional mitigation measures or alternatives may be required, no new environmental document may be required. However, the lead agency must make a written finding that the subsequent project is within the scope of the project covered by the Master EIR, and must incorporate all feasible mitigation measures or feasible alternatives set forth in the Master EIR that are appropriate to the project.
- If the lead agency determines that a subsequent project may have an additional significant effect on the environment that was not identified in the Master EIR, the lead agency must prepare either a mitigated negative declaration, an EIR, or a focused EIR. (Pub. Resources Code, § 21157.1.)



Source: MHM, 2003

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FIGURE 2
SUNRISE PARK/SUNRIDGE LOT J PROJECT LOCATION

subdivision (a), because, as explained above, these parcels have been "designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action." The proposed projects are consistent with the existing allocation of land uses and densities specified in the SDCP and SRSP, requesting no additional density or divergence from the approved land use distribution.

Further analysis was required, however, prior to making a determination of the appropriate environmental document for the processing of the Sunridge Park and Lot J projects.

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

> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an initial study or other analysis:
>
> (1) Are peculiar to the project or the parcel on which the project would be located, and
>
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
>
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
>
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Sunridge Park and Lot J projects. Most importantly, it summarizes the findings of Sacramento County relating to the prior SDCP/SRSP Master EIR and how the criteria set forth in CEQA Guidelines section 15183 have been met.

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

> (f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

Remainder Lot. The Sunridge Park plan, as proposed, identifies delineated wetlands within the project site and avoids them by creating the Remainder Lot. The Remainder Lot contains and connects undisturbed delineated wetlands on the project. It should be noted that the Remainder Lot could be developed at a later time if the necessary permits, including a 404 permit, were obtained. Figure 3 shows the tentative map for Sunridge Park and Figure 4 shows the proposed rezoning for Sunridge Park.

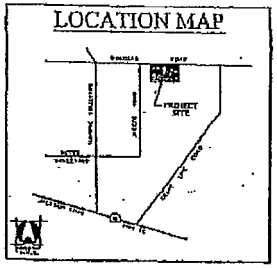
Sunridge Lot J

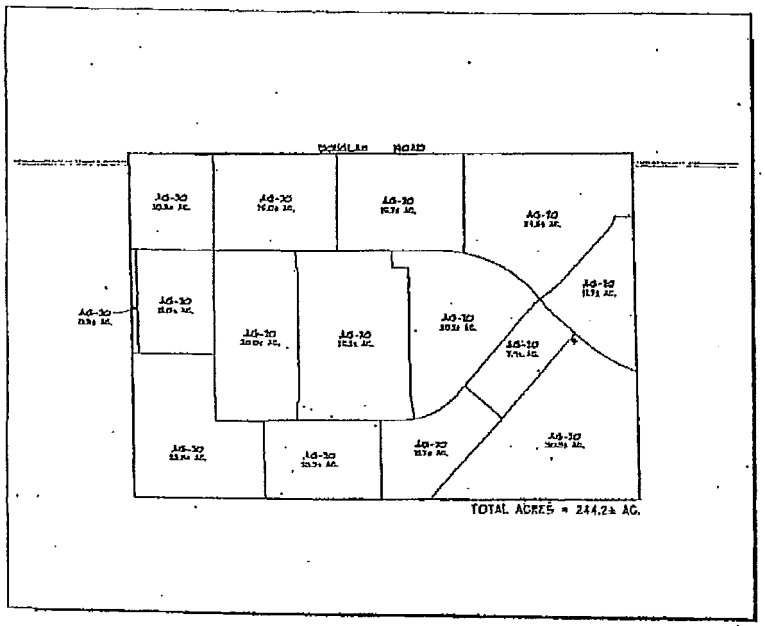
The Lot J project is located on an approximate 81.1- acre parcel and would include a Tentative Subdivision Map to create 342 residential lots, one park site, and three landscape corridor lots. Figure 5 shows the tentative map for Sunridge Lot J.

2.4 REQUIRED PROJECT APPROVALS

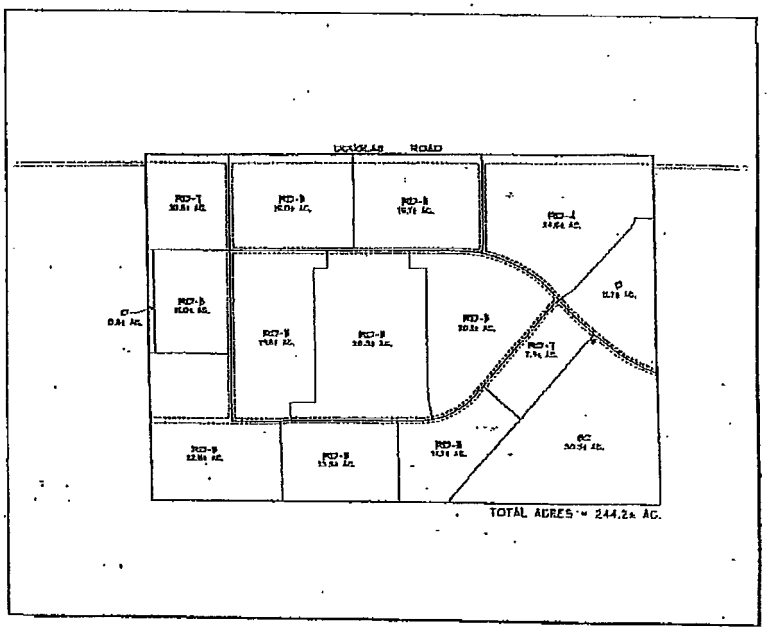
In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

- Caltrans
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service

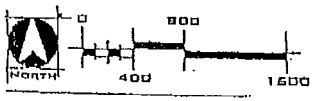




Existing Zoning



Proposed Zoning



Source: Wood Rodgers, 2003

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FIGURE 4
SUNRIDGE PARK REZONE

3.0 Environmental Setting, Impacts And Mitigation Measures

3.1 INTRODUCTION

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

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

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

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

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Sunridge Park and Sunridge Lot J

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 Sunridge Park (SP) and Sunridge Park Lot J (Lot J) project sites are located within Sunridge Specific Plan (SRSP) area, which is part of the larger Sunrise Douglas Community Plan (SDCP). SP is bounded by Douglas Road to the north, agricultural lands to the east and south, and by Lot J to the west. Lot J is bounded by Douglas Road to the north, SP to the east, agricultural land to the south and Jaeger Road to the west. Grant Line Road is located approximately ¾ of a mile to the east of the two project sites.

5. **Project Sponsor's Name and Address:**

   Sunridge Park
   River West Investments
   7700 College Town Drive #109
   Sacramento CA, 95826

   Sunridge Park Lot J
   Ronald G. Erny
   Cresleigh Homes Corporation
   5417 Madison Avenue, Suite 2
   Sacramento CA, 95841

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

7. **Zoning:** Permanent Agricultural Extensive Land Use Zone (AG-20)

8. **Specific Plan:** The projects are located within the 2,605.8-acre Sunridge Specific Plan Area. The SDCP/SRSP EIR for the Specific Plan Area was certified by the Sacramento County Board of Supervisors on July 19, 2002.

9. **APN Number:** (Sunridge Park) 067-0040-014, 067-0040-015 and (Sunridge Park Lot J) 067-0040-0016.

10. **Description of the Projects:**

    Sunridge Park (SP)

    - The SP project is located on an approximately 244-acre parcel and would include a Lot/Small Lot Tentative Subdivision Map and rezone (see **Figures 3** and **4** in the Project Description) to create 801 single-family residential lots, 14 residential large lots (villages), 15 landscape corridor lots, and one Remainder Lot. The Sunridge Park plan, as proposed, identifies delineated wetlands within the project site and avoids them by creating the Remainder Lot. The Remainder Lot contains and connects undisturbed delineated wetlands in the project. It should be noted that the Remainder Lot could be developed at a later time if the necessary permits, including a 404 permit, were obtained.

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Sunridge Park and Sunridge Lot J projects, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration. (The discussion demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less-than-significant level. Therefore, an EIR is not warranted.)

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6. "Reviewed Under Previous Document" applies where the impact has been evaluated and discussed in a previous document. This category could be checked if an impact is either "Potentially Significant" or "Less than Significant". Discussion will include reference to the previous documents.

7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

8. Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

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

viewsheds, and therefore result in a significant and unavoidable impact. (Sacramento County General Plan EIR, pp. 4.10-11.)

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

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

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

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

development within the SDCP/SRSP areas on existing and adjacent agricultural uses. (FEIR, pp. 4.19, 4.30–4.31.) The Master EIR concluded that these impacts had been globally addressed in the County's General Plan EIR, which examined the conversion of the area's agricultural uses to urban uses (SDCP/SRSP FEIR, p. 4.31).

Approximately 244 acres of the SRSP area, which includes portions of the SP and Lot J project sites, was under a Williamson Act Contract (Resolution No. 72-AP-008). However, the previous property owner filed a Notice of Non-Renewal and the subject properties Williamson Act contract expired in 2002 (CA Department of Conservation, August 2003). Therefore, the projects' conflicts and impacts with existing zoning, nearby agricultural uses, and existing Williamson Act contracts act are considered *less than significant.*

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

Mitigation Measure

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

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

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

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

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

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

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

b) *Potentially Significant/Reviewed Under Previous Document.* Sacramento County is a known non-attainment area for State and Federal standards for carbon monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). The SDCP/SRSP EIR determined that construction-related and operational emissions arising from implementation of the Sunridge Specific Plan would result in emissions of ROG, NOx, and PM10 that are above the SMAQMD significance thresholds for those pollutants (FEIR, pp. 11.15–11.16, 11.18–11.19.) The Master EIR, determined that the buildout of the Specific Plan with projects such as the SP and Lot J projects would contribute to a cumulative increase of construction related emissions and exacerbate SMAQMD's non-attainment status for carbon monoxide (CO), ozone, and PM10. (*Ibid.*) The projects are subject to the Sacramento County General Plan Policy AQ-15, which is designed to reduce by at least 15 percent air pollution emissions resulting from new developments. Additionally, the SMAQMD has an established construction-related emissions reduction program (Category 1: Reducing Nox emissions from off-road diesel powered equipment, and Category 2: Controlling visible emissions from off-road diesel powered equipment) to reduce construction-related air quality impacts. The Master EIR determined that the air quality impacts arising from buildout of the Specific Plan and construction-related activites were significant and unavoidable, even with implementation of mitigation measures (FEIR, pp.

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

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

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

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

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

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

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

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

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

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

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

In addition, the following mitigation measures shall be implemented by the Sunridge Park and Lot J projects to reduce emissions from off- road diesel powered construction vehicles.

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

The prime contractor shall provide a plan for approval by the City of Rancho Cordova and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared

e) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* The Sacramento Rendering Plant is located approximately 2 miles southwest of the project sites. The SDCP/SRSP Final EIR (page 4.21) evaluated this issue and determined it to be *significant and unavoidable* and identified Mitigation Measure LA-3 to mitigate the impact to a less than significant level. However, the County Board of Supervisors rejected the original version of Mitigation Measure LA-3 as unnecessary, and instead adopted a revised Mitigation Measure LA-3 (see below), which conditions the issuance of building permits within the Sunridge Specific Plan area on the future implementation of odor control systems at the rendering plant.

Mitigation Measure

Mitigation Measure LA-3 from the previously adopted SDCP/SRSP EIR is revised as follows to mitigate potential odor impacts associated with the Sunridge Park and Lot J projects.

MM 3.3 No building permits shall be issued for the construction of residential or commercial structures (except for model homes permits) within the Sunridge Park and Lot J project areas until, at a minimum, the odor control equipment and improvements described in the report entitled "An Odor Control System Review of SRC Facilities with Recommendations for Comprehensive Containments and treatment of Process and Fugitive Odors", dated June 2000 and prepared by Carl M. Peterson, Ph.D., SCP Control, Inc., as revised and supplemented by the document entitled "Comments Directed to Carl M. Petersen's Report," prepared by Dr. Fred D. Bisplinghoff and submitted under cover letter dated February 22, 2001 (collectively, the "Report") have been installed and are operational. For purposes of this condition, "operational" shall mean that a permit to operate has been issued by the Sacramento Metropolitan Air Quality Management District (SMAQMD).

Any portion of the cost for the odor mitigation equipment and/or improvements to be installed pursuant to this condition, that is to be paid by the applicants, shall be paid to the County (irrespective of any subsequent incorporation) for disbursement pursuant to a disbursement agreement, in form and substance approved by the County Counsel, for the purpose of assuring application of the funds for mitigation purposes, as described in the Report (as defined in this condition).

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

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

Implementation of Mitigation Measure MM 3.3 would reduce the potential odor related impacts associated with the Sunridge Park and Lot J projects to *less than significant.*

sites may contain suitable habitat for special status species (FEIR, p. 14.27). The potential impact of development within the SDCP/SRSP area on special status species was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that such habitat would not be avoided (FEIR, p. 14.31). Therefore, the FEIR proposed, and the Board adopted, mitigation measures that require future project proponents for development entitlements to conduct determinate surveys for special status species, prepare detailed mitigation plans designed to reduce the impact to such species to a less than significant level, and coordinate with the appropriate agencies to obtain the necessary permits (Findings, pp. 120-121 (mitigation measures BR-6, BR-7)). At least one of the required surveys, for Orcutt grass, has already been conducted for the Sunridge Park parcel, by Foothill and Associates, in 2003. The City considers this survey as evidence that the required mitigation measures are, in fact, being implemented. To completely fulfill the requirements, the City is requiring the following mitigation measures, which are based on the requirements of measures BR-6 and BR-7, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas. Implementation of these measures at a project-specific level will reduce the potentially significant impact to special status species to a less than significant level, as required by SDCP/SRSP Mitigation Measure BR-6 (FEIR, p. 14.31; Findings, p. 120).

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

Mitigation Measures

The following mitigation measures (based on BR-6, BR-7, and BR-8 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

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

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

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

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

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

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

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

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

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

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Impacts to wetlands were globally (non site-specific) evaluated in the SDCP/SRSP Master EIR (See FEIR, pp. 14.22–14.24). Both the Sunridge Park and Lot J project sites contain federally protected wetlands (i.e., vernal pools, ponds and wet swales), which could be disturbed by grading and other site preparation activities. The first phase of development for the Sunridge Park project avoids all of the wetlands on its parcel. (See **Figure 3.**) The site plan for Sunridge Park has been developed to avoid wetlands. Therefore, a Remainder Lot was created to protect the delineated wetlands from disturbance. Subsequent phases of the Sunridge Park project would, however, impact wetlands, as would the proposed Lot J project. The potential impact of development within the SDCP/SRSP area on wetlands was disclosed in the Master EIR as significant and unavoidable, for the reason that site-specific information for the area was not yet available, and therefore, the analysis in the FEIR assumed that wetland-dependent species such as fairy/tadpole shrimp were present (FEIR, p. 14.22). It was also assumed in the FEIR's analysis that such impacts would be mitigated with off-site compensation, rather than on-site preservation (FEIR, p. 14.23). The FEIR noted that the County's General Plan policy mandating "no net loss" for wetlands acreage is applicable to all development within the SDCP/SRSP area, and that impacts to wetlands are also subject to federal regulation and permitting (FEIR, p.14.23–14.24). The FEIR proposed a mitigation measure requiring future project proponents for development entitlements to place the highest priority on avoiding and preserving on-site wetlands. (FEIR, pp. 14.24–14.25 (mitigation measure BR-1).) The Board rejected this measure as infeasible; however, on the grounds that, due to the area's designation in the General Plan as an Urban Growth Area, the preservation of vast swaths of land upon which diffuse, low quality wetlands may occur was inconsistent with the intent of the General Plan and an inefficient use of this land (Findings, pp. 116-117). The Board determined, instead, to adopt a measure requiring future project proponents to prepare wetland delineations for their project sites and to submit wetland avoidance/mitigation, monitoring and maintenance plans sufficient to comply with the County's "no net loss" wetlands policy and the

- A wetland delineation of the project site and any proposed off-site wetland preservation/creation site(s), verified by the US Army Corps of Engineers;

- The location of proposed wetland preservation, acquisition, and creation site(s);

- A detailed map of proposed wetland creation site(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values and functions. Compensation wetlands shall be designed to:

  - Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.

  - Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;

- A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. Monitoring shall occur for at least five years and until success criteria are met, and as required by the US Army Corps of Engineers, and the USFWS; and

- A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.

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

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

implementation of Mitigation Measures MM 4.2a and 4.2b would reduce the projects' impacts to wetlands to *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the proposed projects would not interfere with the movement of any fish or wildlife species or impede the use of native wildlife nursery sites or corridors; therefore, this impact is considered *less than significant.*

therefore, the projects would not conflict with such plans and the impact would be *less than significant.*

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

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

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

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

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

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

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

Discussion of Impacts

a)

(i) *Less than Significant Impact/Reviewed Under Previous Document.* The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area. This issue, along with the issues in items ii, iii, and iv, were previously discussed in the SDCP/SRSP EIR and were determined to be less than significant and did not require mitigation (SDCP/SRSP FEIR, pages 13.18-13.19). Therefore, this impact is considered *less than significant.*

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

(iii) *Less than Significant Impact/Reviewed Under Previous Document.* See response to (i) above. The soil types of the SP and Lot J project sites consist of fine sandy loams, gravelly loams, Red-Bluff Redding complex and silt loams, which do not constitute a potential impact for ground failure or liquefaction.

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

b) *Less than Significant Impact/Reviewed Under Previous Document.* Grading activities associated with development of the projects would remove vegetative cover and would expose soils to wind and surface water runoff. The projects are subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of existing drainage. This issue was addressed in the SDCP/SRSP FEIR (page 13.18); therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* The soil groups present on the project sites 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. The projects are subject to standard construction requirements that mitigate this issue (SDCP/SRSP FEIR, page 13.19); therefore, this impact is considered *less than significant.*

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

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

various radii searches for the subject property. Concerning the McDonnell Douglas site, the groundwater contamination plumes have migrated beneath the subject property. However, it is unlikely that the contamination is a result of the past uses associated with the McDonnell Douglas site (Site Assessement Update, page 16). The public record indicates that remediation efforts are being conducted on an on-going basis to monitor groundwater contamination resulting from past McDonell Douglas/Aerojet operations. The Site Assessment Update indicated that the regional groundwater contamination is not an issue for the subject properties, as water would be supplied by the SCWA facilities from the proposed North Vineyard Well Field, which is approximately 3 miles southwest of the project sites. Additionally, the identified groundwater contamination is unlikely to affect future development within the SDCP/SRSP areas, based on the low to moderate ground water contaminants, the large depth to first ground water beneath the property, the underlying lithography, and the apparent California Department of Toxic Substances Control conclusion of the negligible potential health risk to future occupants resulting from the migrating vapor groundwater contamination. The FEIR determined that the potentially significant impacts arising from potential contamination of groundwater via existing wells could be mitigated to a less than significant level through the imposition of mitigation measures requiring inspection and destruction of these existing wells (FEIR, p. 16.18).

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

Mitigation Measure

The following mitigation measure (based on TX-5 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

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

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

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

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* Water quality standards and waste discharge requirements were addressed in the SDCP/SRSP EIR. (See, generally, FEIR, section 9.) The Master EIR for the SDCP/SRSP area determined that the Specific Plan has the potential to result in significant short-term surface water quality impacts during the construction period and long-term water quality impacts

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

c) *Potentially Significant Unless Mitigation Incorporated/Reviewed Under Previous Document.* As noted for the larger SDCP/SRSP project, conversion of approximately 325.1 acres of agricultural lands to suburban development will substantially alter the existing drainage pattern of the sites (FEIR, p. 9.11). Buildout under the SDCP/SRSP such as the proposed SP and Lot J projects would increase drainage rates that could result in flooding and erosion. (*Ibid.*) The Master EIR and the Board determined that drainage and detention facilities that ensure post-development peak flows are reduced to at least pre-development levels will mitigate potential drainage and flooding impacts to a less than significant level (FEIR, p. 9.11; Findings, pp. 76-77). The Board imposed mitigation measures requiring the facilities outlined in the SDCP/SRSP Master Drainage Plan be constructed as development within the planning area occurs (Findings, pp. 77-80 (mitigation measures HY-2, HY-4, HY-5)). No additional on- or off-site siltation or erosion impacts are anticipated beyond those previously identified in the SDCP/SRSP EIR.

The Sunridge Park and Lot J projects are subsequent projects within the scope of activities and land uses studied in the SDCP/SRSP Master EIR. These projects would not create any new or additional significant drainage impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the projects or parcels. (See CEQA Guidelines, § 15178, subd. (c)(1).). Furthermore, because these projects are consistent with the land use designations set forth in the Community Plan and Specific Plan, and because the drainage impacts at issue have been previously disclosed and are not peculiar to the projects or parcels, such impacts are not subject to CEQA. (CEQA Guidelines, § 15183.) To ensure that the measures adopted by the Board are carried out at the project-specific level, the City is requiring the following mitigation measures, which are based on the requirements of measures HY-2, HY-4, and HY-5, adopted by the Board for application to subsequent developments within the SDCP/SRSP planning areas (Findings, pp. 76-80). Implementation of these measures at a project-specific level will reduce the potentially significant drainage impacts to a less than significant level, as noted by the Master EIR (FEIR, p. 9.14).

- A wetland delineation for the improvement area verified by the US Army Corps of Engineers.
- A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
- Determinate surveys of the improvement area for potentially occurring special status species.
- A detailed mitigation plan developed in cooperation with the regulatory resources agencies. (US Army Corps of Engineers, US Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.
- A vegetation/tree survey for the improvement area, which identifies any existing marsh and riparian habitat.
- A detailed vegetation/tree replacement planting plan which describes the planting/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any riparian and marsh habitat which will be impacted by the proposed improvements.

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

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

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

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

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	☐	☐	☒	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐	☒

Discussion of Impacts

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

b) *Less than Significant Impact/Reviewed Under Previous Document.* See SDCP/SRSP EIR, Section 4: Land Use and a) above. The Board found that the land use designations contained within the SDCP/SRSP project were not inconsistent with the County's General Plan, and that, as a result, this project did not cause any significant impacts with respect to General Plan consistency. (SDCP/SRSP Findings, p. 31.) The SP and Lot J projects propose land uses that are consistent with and fulfill the Community Plan and Specific Plan designations for these areas. (See FEIR, pp. 4.15a–4.17b.) Development of the SP and Lot J projects would not result in any new or significant additional land use impacts beyond those identified in the Master EIR. Therefore, this impact is considered *less than significant.*

c) *Less than Significant Impact/Reviewed Under Previous Document.* Currently, there is no adopted Habitat Conservation Plan (HCP) in Sacramento County; therefore, *less than significant* impacts are expected.

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

Existing Setting

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

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* The SDCP/SRSP Master EIR evaluated noise impacts associated with development of the Community Plan and Specific Plan areas (FEIR, pp. 12.15–12.16). The Master EIR determined that the impacts of traffic noise, proposed commercial, business/professional and school uses were significant, but in most cases, mitigable to a less-than-significant level through the implementation of mitigation measures requiring acoustical analysis and the development of noise attenuation measures as future projects within the SDCP/SRSP areas are proposed (*Ibid.*; Findings, pp. 111-114). As predicted in the Master EIR, the SP and Lot J projects may place residential and other land uses in close proximity to roadways, which may result in traffic

Implementation of Mitigation Measure MM 9.1 would ensure compliance with Sacramento County noise standards and reduce future ambient noise levels to *less than significant*.

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

The following mitigation measure (based on LA-1 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

MM 9.2 The Sunridge Park and Lot J projects shall include standard mechanisms for mitigation of construction related nuisances including, restrictions on the hours of construction activities, restrictions on noise levels associated with construction equipment, watering and/or other dust control at all construction sites, City approval of proposed construction storage and staging areas (including employee parking). The project applicants shall continuously post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities. This may be a City phone number if applicable.

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

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

Implementation of Mitigation Measure MM 9.2 would reduce the projects' potential temporary noise impacts to *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The SP and Lot J projects are not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, which is approximately 2 miles west of the proposed sites. Although, the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed sites from operation of this facility. Therefore, this impact is considered *less than significant*.

f) *No Impact.* There are no private airstrips within the vicinity of the proposed project sites; thus, *no impacts* would occur.

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

Discussion of Impacts

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

Mitigation Measures

The following mitigation measure (based on PS-5 of the SDCP/SRSP EIR) is revised to apply to both Sunridge Park and Lot J projects.

MM 13.1 The Sunridge Park and Lot J projects shall comply with the following design measures:

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

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

Sections 65995 (h) and 65996 (b) provide full and complete school facilities mitigation. Therefore, school facility impacts are considered *less than significant*

d) *Less than Significant Impact/Reviewed Under Previous Document.* Implementation of the SP and Lot J projects would generate the need for additional parkland. The SDCP/SRSP project's effects on parks were studied in the Master EIR and mitigation measures were incorporated which reduce the level of potential impact to less than significant. Title 22 of the Sacramento County Code (the Land Development Ordinance) contains implementing provisions of the Quimby Act, which sets forth obligations on residential developments to dedicate land for parks or pay fees in-lieu of dedication. Dedications of park lands and/or provision of in-lieu park fees in accordance with the SRSP Public Facilities Financing Plan and as required by the Quimby Act will ensure the projects' impacts on park and recreation services to *less than significant.*

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

Mitigation Measure

The following mitigation measures (based on PS-1, PS-2, PS-3, and PS-8 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

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

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

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

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

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☒

Discussion of Impacts

a) *Less than Significant Impact/Reviewed Under Previous Document.* See XIII. Public Services d) above. There are nine community, neighborhood and mini parks on approximately 83.29 acres and an additional 15.05 acres of open space proposed within the SDCP/SRSP areas. The Lot J project would include an approximately 4.8-acre neighborhood park, which would reduce potential impacts and deterioration on existing facilities by the provision of new facilities. Therefore, this impact is considered *less than significant.*

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

152,400 daily vehicle trips (10,155 during the A.M. peak hour and 15,830 during the P.M. peak hour). Based on the traffic study conducted by Fehr and Peers in July 2002, the SP/Lot J projects are projected to generate approximately 9500/3420 daily trips – approximately 850/306 during the A.M peak hour and approximately 1080/389 during the P.M. peak hour. Based on these projections, the SP project would generate approximately six percent (6%) of the SRSP's daily vehicle trips (DVTs), eight percent (8%) of the SRSP's A.M peak hour trips, and seven percent (7%) of the SRSP's P.M. peak hour trips. The Lot J project would generate approximately two percent (2%) of the SRSP's DVTs, three percent (3%) of the SRSP's A.M. peak hour trips, and two percent (2%) of the SRSP's P.M. peak hours trips. Although, the SP and Lot J projects would increase the number of vehicle trips, the volume-to-capacity ratio on roads, and congestion at intersections, the project applicants are responsible for their fair share of improvements identified in the SDCP/SRSP EIR (Mitigation Measures *TC-1 through TC-7* and *TC-9 through TC-31*), which would mitigate the projects' traffic related impacts to the furthest extent possible.

Mitigation Measure

The following mitigation measures (based on TC-1 through TC-31 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

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

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

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

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

b) *Potentially Significant Impact Unless Mitigation Incorporated/Reviewed Under Previous Document.* See a) above. Implementation of the SP and Lot J projects would contribute approximately eight percent (8%) of the SRSP's daily traffic volumes, 11 percent (11%) of the SRSP's A.M. peak hour trips, and nine percent (9%) of the Plan areas P.M. peak hour trips. Under cumulative conditions, implementation of the Sunridge Park and Lot J projects would not cause any roadways to exceed Sacramento County standards for daily travel. The cumulative traffic related impacts of buildout under the Specific Plan were addressed in the Master EIR, which indicated that the cumulative conditions in the SRSP area would exacerbate unacceptable conditions at some roadways bordering the SRSP.

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

Existing Setting

As previously discussed in the Project Description above, the SDCP/SRSP and its accompanying Environmental Impact Report specify anticipated residential, commercial and institutional land uses, and the needed infrastructure and financing systems to support an anticipated 22,503 dwelling units. Utility and service system providers reviewed the SP and Lot J projects and returned comments that were translated into project level conditions of approval. The mitigation measures proposed in the SDCP/SRSP Master EIR and adopted by the Board of Supervisors outline the processes by which new systems and conveyances must be designed, approved, and implemented within the SDCP and SRSP areas. There were no additional utility or service systems impacts identified for the SP and Lot J projects that are greater than those already acknowledged in the Master EIR and SDCP/SRSP – CEQA Findings of Fact and Statement of Overriding Considerations, adopted by the Board in July 2002.

The following mitigation measures (based on SE-1, SE-4, and WS-1 of the SDCP/SRSP EIR) are revised to apply to both Sunridge Park and Lot J projects.

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

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

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

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

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

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

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

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

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

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

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

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

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

f) *Less than Significant Impact/Reviewed Under Previous Document.* This issue was globally addressed in the SDCP/SRSP Final EIR and indicated that the Kiefer Landfill would have adequate capacity to accommodate the proposed projects under buildout conditions (page 6.21). Additionally, the Kiefer Landfill expansion was recently approved, which gives the facility a permitted capacity to serve the growth projected in Sacramento County through 2035; therefore, solid waste impacts are considered less than significant.

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

REFERENCES

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

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Sacramento County. *Sunridge Specific Plan.* July 17, 2002.

Wallace-Kuhl Associates. Environmental Site Assessment Update: Ronnenberg Property. April 13, 2001

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

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

CUMULATIVE SETTING

The cumulative setting for the Sunridge Park and Sunridge Park Lot J projects include buildout proposed under the Sunrise Douglas Community and Sunridge Specific Plans, which includes the Sunrise Douglas 2 Specific Plan, and the Anatolia I, II, III developments. In addition, there are several other planned, proposed, and approved projects in the City of Rancho Cordova and eastern Sacramento County, which include, but are not limited to, Rio Del Oro, and the Villages at Zinfandel which contribute to cumulative development in the vicinity of the proposed projects.

CUMULATIVE IMPACT ANALYSIS

Aesthetics

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

Agricultural Resources

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

Air Quality

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

Biological Resources

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

Noise

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

Population and Housing

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

Public Services

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

Recreation

The projects include park and open space components, which would reduce potential impacts on existing park related facilities in the area. The Sunridge Park and Sunridge Park Lot J projects are part of the SDCP/SRSP areas, which will provide approximately 78-acres of parklands that are not currently available. Therefore, the projects would not contribute to cumulative parks and recreation impacts and ***less than significant*** impacts are anticipated.

Utilities and Service Systems

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

Transportation/Circulation

Under cumulative conditions, the Sunridge Park and Sunridge Park Lot J projects would not cause any roadways to exceed Sacramento County standards for daily travel under cumulative conditions; however, when considered with other development proposed in the Specific Plan area, the projects would exacerbate and contribute to unacceptable conditions at some of the roadways bordering the SRSP area. Mitigation Measures identified in Section 3: Initial Study XV:

5.0 DETERMINATION

On the basis of this initial evaluation:

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

■ I find that, although the proposed project could have a significant effect on the environment, a MITIGATED NEGATIVE DECLARATION is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Master EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Master EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a MITIGATED NEGATIVE DECLARATION is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Sunrise Douglas Community Plan and Sunridge Specific Plan, or (iii) that, due to substantial new information not known at the time the EIR was certified, are more severe than discussed in the prior EIR. (See CEQA Guidelines, § 15183, subd. (c).).

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

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

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

Signature H. Anderson Date: 11/10/03

Printed name: Hilary Anderson For City of Rancho Cordova

6.0 Report Preparation and Consultations

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Bill Campbell	Principal Planner
Hilary Anderson	Environmental Coordinator
David Young	Associate Planner
Cyrus Abhar	City Engineer

6.2 PERSONS AND AGENCIES CONSULTED

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

7.0 REFERENCES

Eck, Darrell. Sacramento County Water Agency. *Personal communication.* November 2003.

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

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Sacramento County. *Sunridge Specific Plan.* July 17, 2002.

Wallace-Kuhl Associates. Environmental Site Assessment Update: Ronnenberg Property. April 13, 2001

APPENDIX B:
APPLICANT PROJECT DESCRIPTION

PROJECT DESCRIPTION

SUNRIDGE PARK OFFSITE CONSTRUCTION AND GRADING

River West Investments is proposing to construct the Sunridge Park Subdivision in Rancho Cordova, California. Sunridge Park contains 801 single-family lots as shown on the Tentative Map approved by the City Council on January 20, 2004. Sunridge Park is a part of the Sunridge Specific Plan Area which was approved by the Sacramento County Board of Supervisors on July 17, 2002. Development of the subdivision requires some construction grading not within the boundaries of the approved subdivision. This project description covers the offsite grading required for development of the approved subdivision. This document summarizes the Proposed Project and contains the following sections:

- Project Study Area,
- Project Background,
- Proposed Project Facilities, and
- Construction Schedule and Methodology.

PROJECT STUDY AREA

As shown in Figure 1, Sunridge Park is located approximately 5 miles south of U.S. Highway 50, east of Sunrise Boulevard and the Folsom South Canal and adjacent to Douglas Road. The Sunridge Park property is approximately 240 acres. 160 acres of the property was approved for development with the Sunridge Park Tentative Map. 80 acres of the property was designated as remainder. The majority of the offsite construction and grading occurs in the 80 acre remainder parcel. Ditches leave the Sunridge Park property at two locations to drain to a gravity outfall. The study area for the Sunridge Park offsite construction and grading consists of the remainder parcel and the ditch area outside of the Sunridge Park Property. The location of the offsite construction and grading is shown in Figure 2. Presently the study area is undeveloped pasture land.

FIGURE 1

SUNRIDGE PARK

OFFSITE CONSTRUCTION & GRADING

CITY OF RANCHO CORDOVA CALIFORNIA

JUNE, 2004

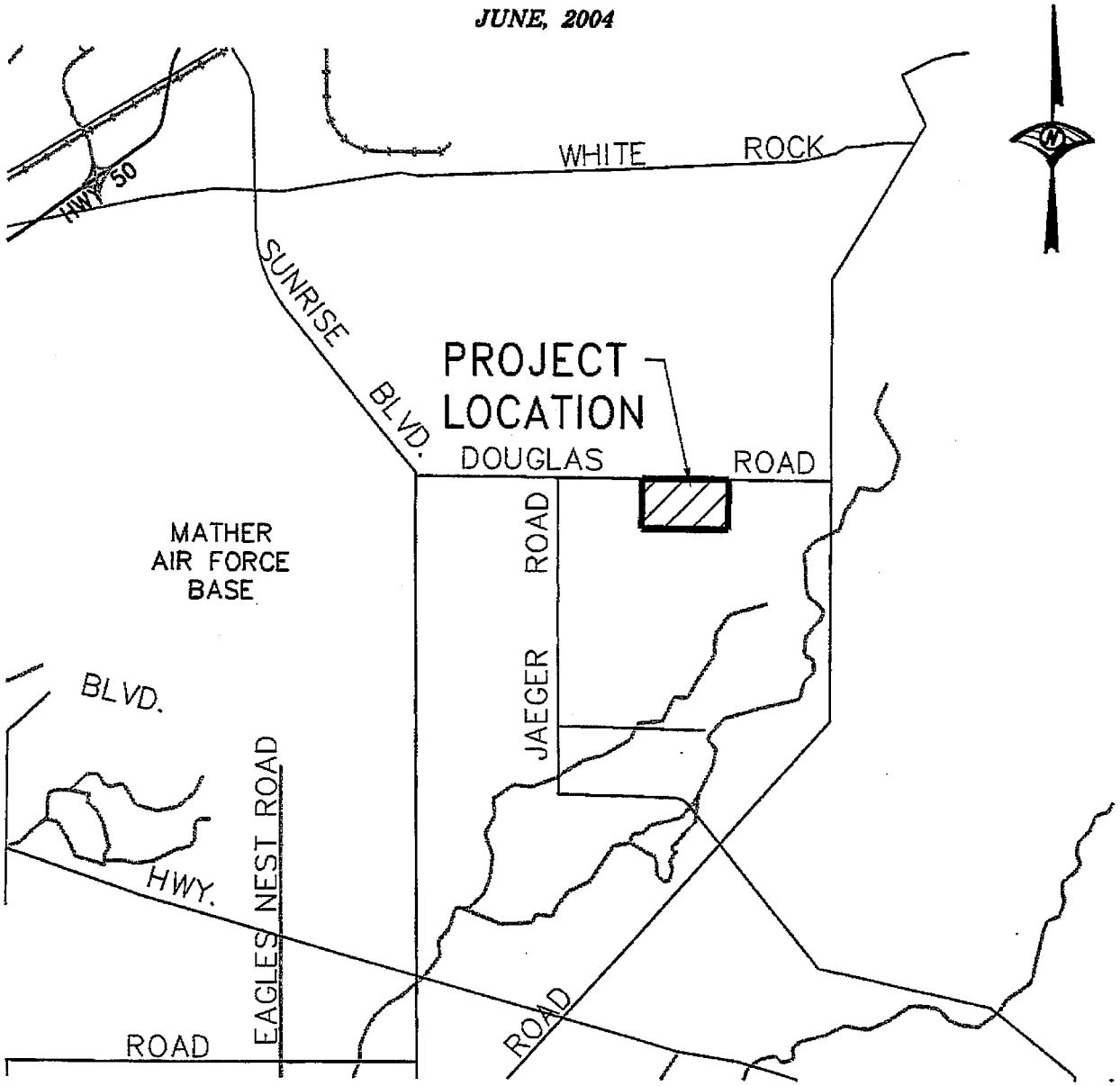

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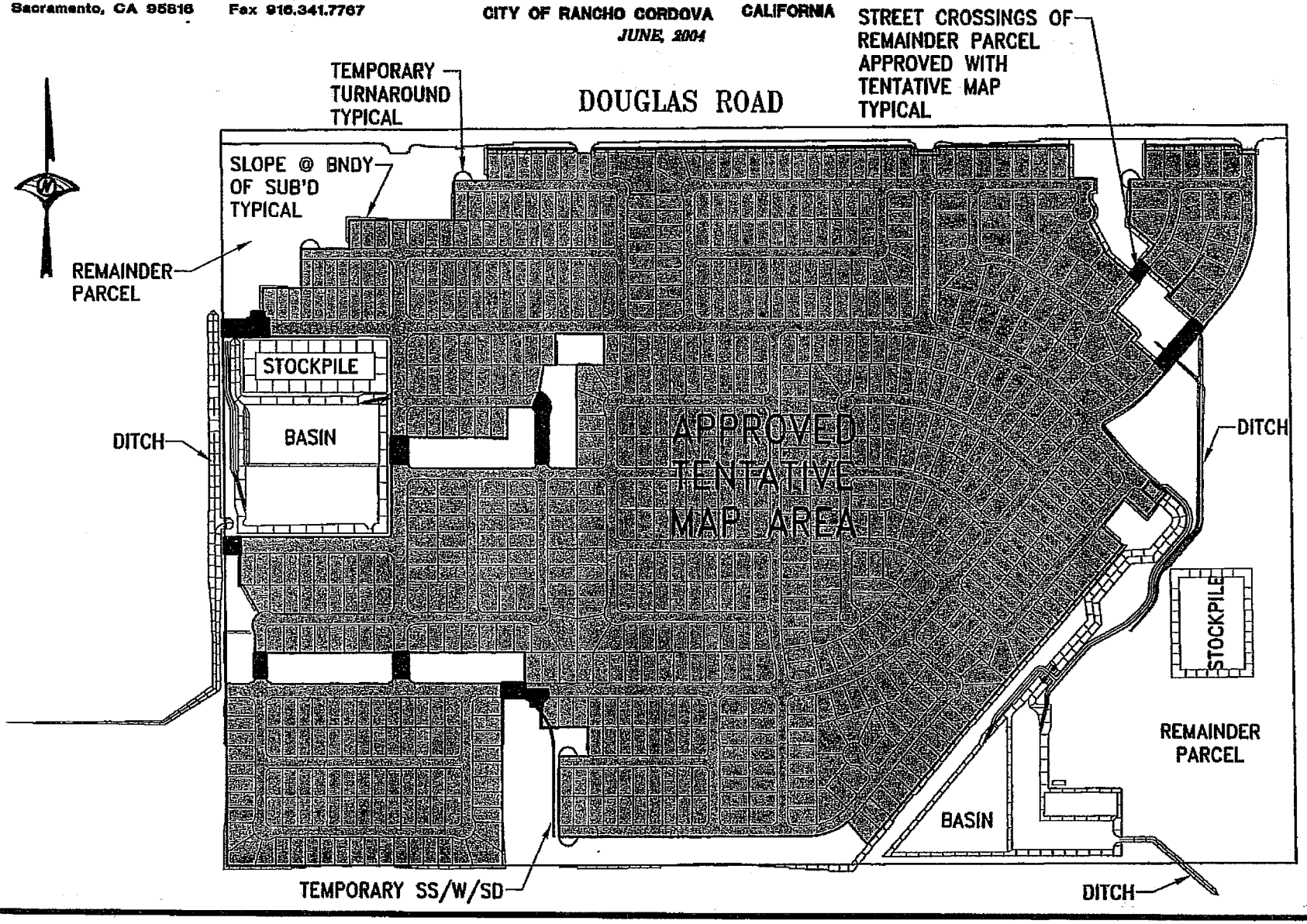
FIGURE 2

SUNRIDGE PARK

OFFSITE CONSTRUCTION & GRADING

CITY OF RANCHO CORDOVA CALIFORNIA

JUNE, 2004



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PROJECT BACKGROUND

The Sunridge Park property is part of the Sunridge Specific Plan that was approved by the Sacramento County Board of Supervisors on July 17, 2002. The Tentative Map for Sunridge Park was approved by the City of Rancho Cordova on January 20, 2004.

PROPOSED PROJECT FACILITIES

The proposed offsite construction and grading generally consists of construction and grading required to allow development of the portion of Sunridge Park approved on the Tentative Map. Specific items anticipated to be required are as follows:

1. Temporary westerly detention and water quality basin. This basin would provide flood storage mitigation and storm water quality treatment. This basin would remain in place until permanent facilities west of Sunridge Park identified in the Specific Plan were constructed.
2. Permanent easterly detention and water quality basin. This basin would provide flood storage mitigation and storm water quality treatment. The Specific Plan identified a permanent basin at this location. The offsite grading would construct a portion of the basin. The remainder of the basin would be constructed in the future at the time it was needed for development.
3. Westerly offsite ditch to provide gravity outfall from the westerly basin and to collect offsite drainage.
4. Easterly offsite ditch to provide gravity outfall from the easterly basin.
5. Fill and cut slopes from proposed ground to existing. These slopes would allow grade transition from proposed elevations in the approved Tentative Map area to existing elevations in the remainder parcel.
6. Stockpiles of existing material from construction of the temporary detention basin and other excess material from construction. Stockpiles would remain in place until absorbed filling of the temporary basin and other future development in the Specific Plan Area including development in the Sunridge Park remainder parcel.
7. Grading of temporary access routes to allow offsite grading work to be done.
8. Temporary ditches to allow diversion of offsite drainage around the Tentative Map area to aid in maintaining storm water quality.

9. Gravel access roads to provide agency maintenance access to the detention and water quality basins.
10. Construction of temporary turnarounds at the end of dead end streets. Turnarounds would be paved and allow vehicles to turnaround where streets dead ended at the remainder parcel. Turnarounds were identified on the approved Tentative Map.
11. Construction of temporary sanitary sewer/storm drainage/water. The topography and approved Tentative Map layout require approximately 28 lots to be served by sewer/drain/water that passes through the remainder parcel.
12. Permanent roads crossing portions of the remainder parcel to provide circulation and access to the approved tentative map area. The road crossings were shown on the approved tentative map and included in the environmental review of the tentative map development.

The items listed above are shown on Figure 2.

CONSTRUCTION SCHEDULE AND METHODLOGY

Detailed below are brief discussions on the proposed construction schedule and construction methods.

CONSTRUCTION SCHEDULE

Construction is scheduled to begin in August 2004. The offsite grading including the basin access road construction would occur first and would be expected to take 4 to 8 weeks to complete. The offsite construction of the sewer/drain/water and the turnarounds would follow the grading. The start of the construction would depend on approvals but would be expect to begin in fall 2004. Work in various areas would start at different times but all work would likely be complete by the end of 2005.

CONSTRUCTION METHODOLOGY

Conventional subdivision construction techniques would be used. It is anticipated the following equipment would be utilized:

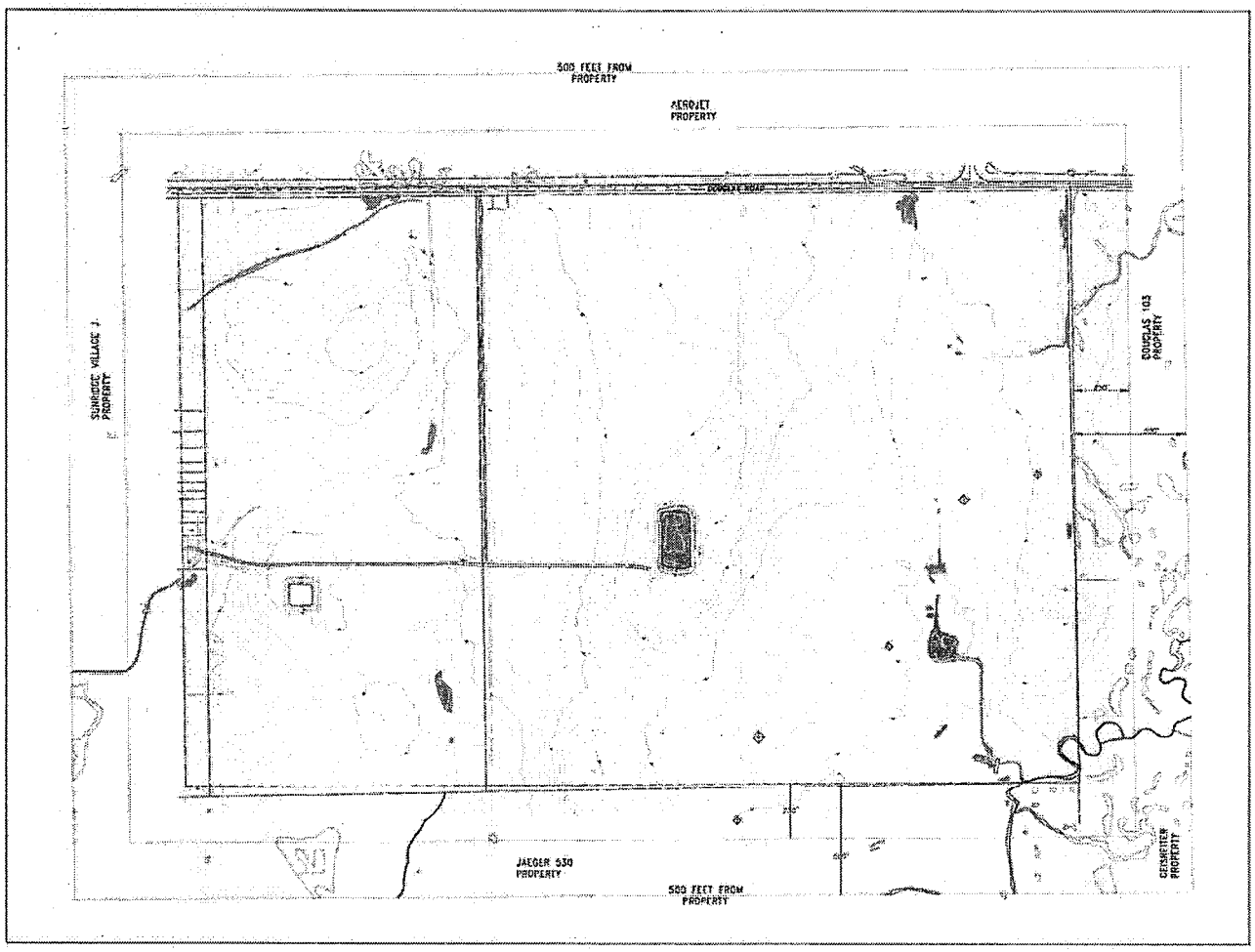
- Backhoes,

- Scrapers,
- Compactors,
- End and bottom dump trucks,
- Front-end loaders,
- Water trucks,
- Pavement equipment,
- Flat-bed delivery trucks and
- Forklifts

Staging and storage of materials would be done in the approved Tentative Map area to minimize impact to the remainder parcel. Access roads through the remainder parcel would be required but would be minimized to reduce impact on the remainder parcel.

Impact to the remainder parcel would also be minimized through the use of silt fence, wetland protective fence, straw wattle, erosion control blanket, hydroseeding and isolation berm along the boundary between the construction and grading area and the undisturbed remainder parcel. These measures would prevent storm water runoff from entering the undisturbed area with treatment. Wetlands in the remainder parcel would be protected in accordance with the wetland avoidance plan prepared by the project biologist.

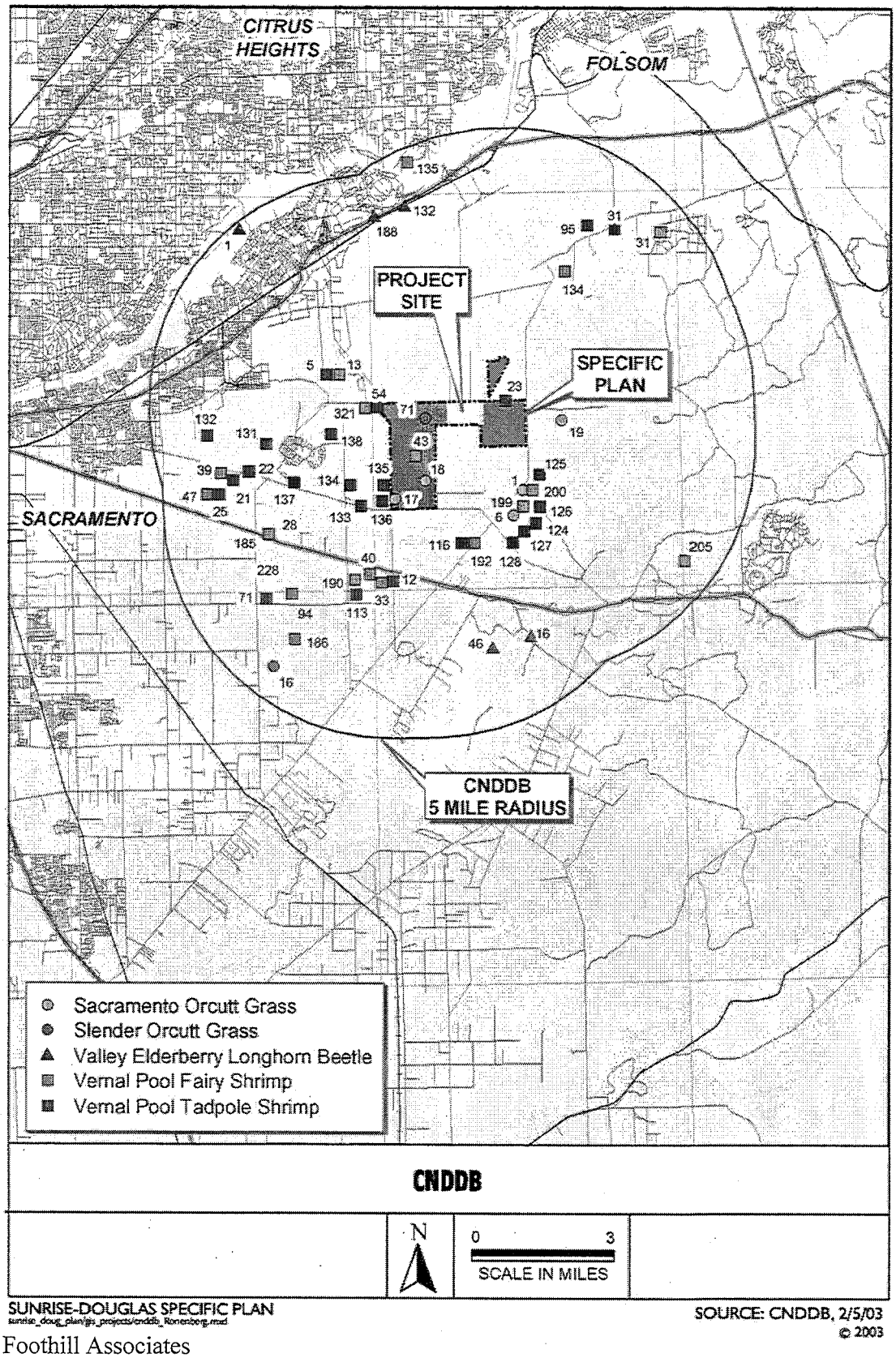
APPENDIX C:
BIOLOGICAL RESOURCE FIGURES



Source: Foothill Associates

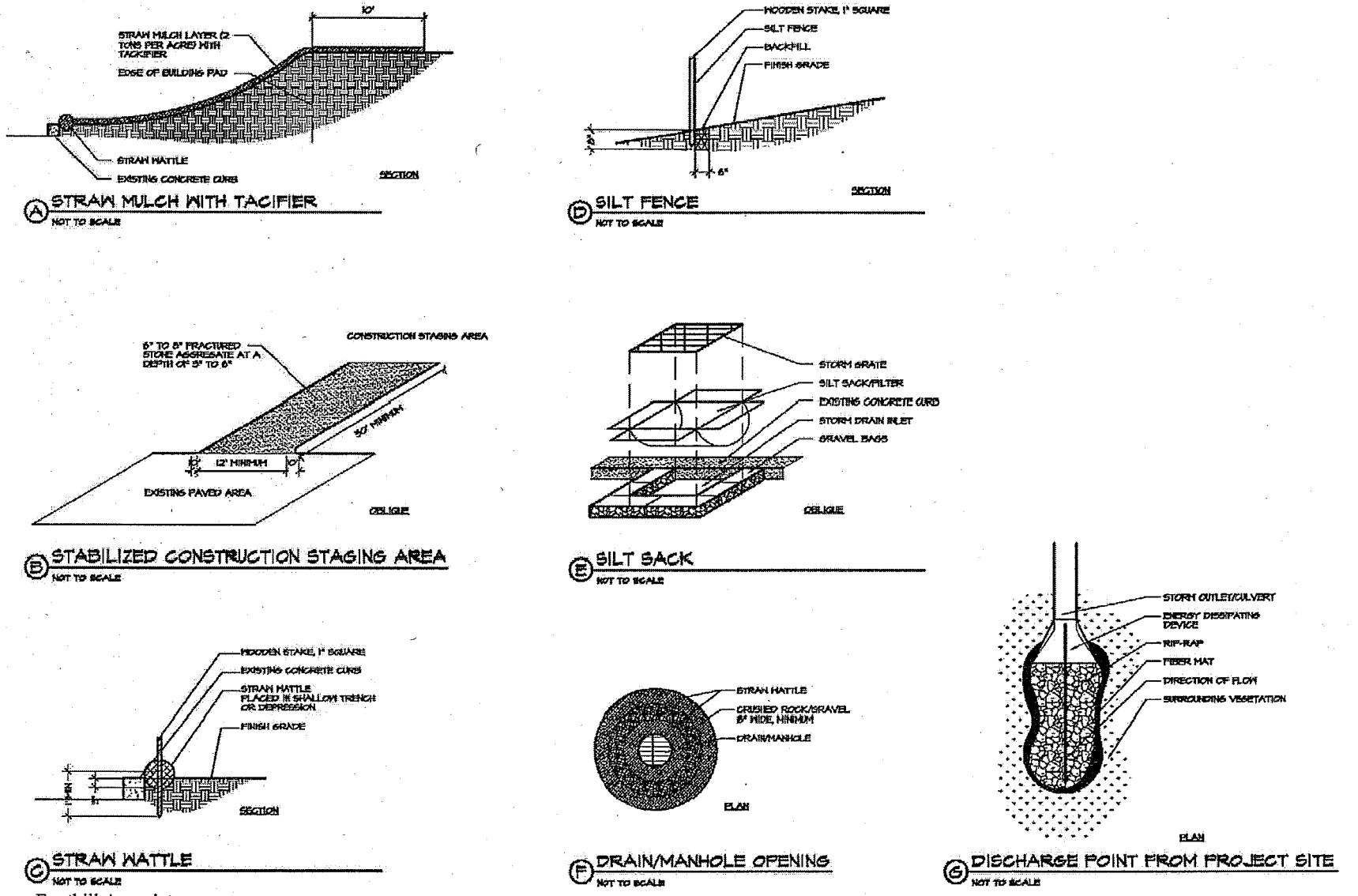
PMC
PACIFIC MUNICIPAL CONSULTANTS

FIGURE 2
ON-SITE WETLANDS AND VERNAL POOLS



Source: Foothill Associates

FIGURE 1
CNDDB



Source: Foothill Associates

PMC
PACIFIC MUNICIPAL CONSULTANTS

FIGURE 3
TYPICAL BMPS

Appendix B:
Sunridge Park & Lot J Biological Opinions

United States Department of the Interior

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

In reply refer to:
1-1-02-F-0150

JAN 7 2005

Mr. Justin Cutler
Chief, Sacramento Office
U.S. Army Corps of Engineers District, Sacramento
1325 J Street
Sacramento, California 95814-29223

Subject: Section 7 Consultation for the Proposed Sunridge Park Project [Corps file number 200100252], Sacramento County, California

Dear Mr. Cutler:

This is in response to the U.S. Army Corps of Engineers' (Corps) request for formal consultation with the U.S. Fish and Wildlife Service (Service) on the proposed Sunridge Park project (proposed project) in Sacramento County, California. Your April 1, 2002, request was received in our office on April 3, 2003. This document represents the Service's biological opinion on the effects of the action on the federally endangered vernal pool tadpole shrimp (*Lepidurus packardi)* and the federally threatened vernal pool fairy shrimp (*Branchinecta lynchii)* (vernal pool crustaceans), in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act).

In a March 24, 2004, letter to the Service, you requested formal consultation on the federally threatened California tiger salamander (*Ambystoma californiense*). The proposed Sunridge Village J project site and the entire Sunridge Specific Plan are outside of the range of the California tiger salamander. Furthermore, surveys conducted of the proposed project site have not indicated the presence of the federally-listed California tiger salamander, the slender Orcutt grass (*Orcuttia tenuis*), or the Sacramento Orcutt grass (*Orcuttia viscida*). Therefore, the proposed project will not affect the California tiger salamander or these listed plant species.

The findings and recommendations in this consultation are based on: (1) letters from Foothill Associates to the Service, dated September 21, October 13, October 26, and October 28, 2004; (2) the *Sunridge Park Section 7 Biological Assessment* (Biological Assessment) dated July 29, 2004, prepared by Foothill Associates; (3) a April 1, 2002, letter from Corps to the Service requesting initiation of formal consultation on proposed project; (4) site visits;

(5) meetings, electronic mail (email) correspondence, and telephone conversations between representatives of the Service, Corps, Riverwest Investments (RWI), and Foothill Associates (consultant); and (6) other information available to the Service.

Consultation History

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

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

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

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

In June of 2004 the Federal agencies developed two documents ("A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area"; and the accompanying planning map) that outline our strategies for

conserving threatened and endangered species and wetland habitats and to provide a framework for development proposals. In addition, our strategy would provide some conceptual guidelines for permitting.

Service Correspondence

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

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

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

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

Consultation History Specific to the Proposed Project

September 21, 2004. Foothill Associates submitted a letter to the Service, providing proposed conservation measures for the vernal pool crustacean habitat that would be directly and indirectly affected by the proposed project. The Service received this letter on September 27, 2004.

October 7, 2004. Representatives of the Service and Foothill Associates met to discuss the effects of and the conservation measures for the proposed project.

October 12, 2004. Foothill Associates submitted a map to the Service via electronic mail (email). This map showed the most current version of the proposed onsite wetland preserve design.

October 13, 2004. Foothill Associated submitted a letter to the Service, clarifying why the estimated onsite wetland acreages have changed between recent and previous documents provided to the Service. The Service received this letter on October 14, 2004.

October 26, 2004. Foothill Associates submitted a letter to the Service, providing comments to the draft biological opinion on the proposed project. The Service received this letter on October 27, 2004.

October 28, 2004. Foothill Associates submitted a letter to the Service, providing information about the proposed storm water drainage facilities which would extend onto the adjacent Sunridge 530 property to the south. The Service received this letter on October 29, 2004.

BIOLOGICAL OPINION

Description of the Proposed Action

The following is taken from the document titled *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area*, prepared by the Service, the Corps, and the EPA (enclosed). This document and the accompanying planning map developed by the three Federal agencies are hereby incorporated by reference into the project description. Thus, our biological opinion on this proposed action, the Sunridge Park project, is based on application and full implementation of the Federal agencies conservation strategy outlined in this document and map, on all future projects in the SDCPA.

> "In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA). The intended result of this effort was to achieve reasonable protection and conservation of federally threatened and endangered species under the Endangered Species Act, while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b)(1) guidelines under the Clean Water Act. The strategy also endeavors to ensure a viable South Sacramento County Habitat Conservation Plan (HCP) can be developed, given that a large proportion of vernal pool habitat under consideration by the HCP planners is at risk in the SDCPA.
>
> The conceptual-level strategy is represented by preserve areas shown on the map titled Sunrise-Douglas Community Plan Area Conceptual-Level Strategy for Aquatic Resource Protection dated March 2004 (see attached). To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of the "Preserve Areas" based on best professional judgment and a limited amount of information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek. The mapped boundaries are the smallest that would be acceptable to the Agencies and are predicated on ten principles and standards that would be followed by developers and planners as each element of the overall development proceeds.
>
> The conceptual level strategy should be used by developers and planners to design and plan projects in the SDCPA. The Agencies will use the strategy to aid in the review of proposed development and evaluate the probable individual and cumulative effects on aquatic resources and sensitive species.

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

The approximately 243.2-acre proposed Sunridge Park development site is located in southeastern Sacramento County, approximately five miles south of Highway 50, east of Sunrise Boulevard and the Folsom South Canal, and north of Jackson Road (Highway 16), in the City of Rancho Cordova. The proposed project site is situated south of and adjacent to Douglas Road, west of Grantline Road, east of and adjacent to the proposed Jaeger Road, and north of the proposed Pyramid Road. The site is located in portions of Sections 9 and 16 of Township 8 North, Range 7 East, on the U.S. Geological Survey's (USGS) Buffalo Creek 7.5-minute quadrangle.

The proposed project site is within the 6,042-acre SDCPA located within the Sacramento County General Plan Urban Service Boundary and Policy Area. As shown on the September 2004 Developers Map, the proposed project site is also located within the Sunridge Specific Plan area, which provides a more detailed land use plan for development of approximately 2,632 acres within the SDCPA. The SDCPA is located within the headwaters of both the Morrison Creek and Laguna Creek watersheds. Land uses anticipated in the SDCPA and the Sunridge Specific Plan area, including the proposed project site, include low-, medium-, and high-density residential development, commercial mixed uses (*e.g.,* retail, office, and retail professional) and neighborhood parks. Other planned land uses in the vicinity include elementary, junior and senior high schools.

Historically, the SDCPA, including the proposed project site, has been used for dry land farming and grazing. The surrounding land use is predominantly grassland utilized for cattle grazing and related agricultural activities. A few homesteads, including rural residences, barns, and pens, are scattered around this area. A 350-foot-wide electric utility tower line right of way/easement containing high voltage (230kV) overhead electrical transmission lines and supporting towers transverses the southeastern portion of the proposed project site. The proposed project site is mostly vacant and has until recently been utilized as grazing land for cattle and horses.

The proposed Sunridge Park project involves the construction of low- and high-density residential development, a school site, a 12.7-acre water quality/stormwater detention basin, a neighborhood park, an 11.8-acre Sacramento Municipal Utility District (SMUD) development, and a 6.4-acre open space wetland preserve, which would be protected in perpetuity. Additional land is dedicated to roads, easements, and a transmission line right-of-way. Required infrastructure (*e.g.,* sewer mains and laterals, water mains, and utility lines) will be developed in association with surrounding projects within the Sunridge Specific Plan area. The proposed land

uses for the proposed project site are consistent with the planned land uses set forth in the Sunrise Douglas Community Plan and Sunridge Specific Plan.

The City adopted the Sunridge Park Mitigated Negative Declaration and approved the Tentative Map for the proposed project on January 20, 2004. Those portions of the proposed project site containing jurisdictional wetlands and habitat for listed vernal pool crustaceans were identified on the Tentative Map as a Remainder Parcel (Remainder Parcel). The City subsequently issued a grading permit to allow grading to begin on the proposed project site, excluding the Remainder Parcel. The grading permit was issued subject to the applicant submitting a Wetland Avoidance Plan to ensure that all onsite wetlands were not directly affected by construction and to avoid take of listed vernal pool crustaceans.

The Wetland Avoidance Plan, which has been prepared and submitted to the City, prohibits construction equipment and ground disturbance within 40 feet of all wetlands, and requires implementation of Best Management Practices (BMPs) to limit temporary affects to wetland systems that could result from construction activities. Temporary protective fencing has been placed around each wetland to protect the wetlands and 40-foot buffer. Furthermore, the applicant has proposed several conservation measures to avoid and minimize adverse affects to vernal pool crustacean habitat, including implementing such BMPs as erosion control measures, stormwater runoff and treatment measures, and the establishment of appropriate locations for material stockpiling and equipment maintenance.

The remaining wetland habitat on the proposed Sunridge Park site is exclusively within the Remainder Parcel (Foothill Associates 2004a). Approximately 80 acres of grassland with scattered wetlands, including 0.48 acre of seasonal wetlands, 0.12 acre of ephemeral drainages, and 1.35 acres of vernal pools, are currently present on the Remainder Parcel. The vernal pools, seasonal wetlands, and ephemeral drainage provide suitable habitat for vernal pool crustaceans because these supply the required pool depth, period of inundation, and/or hydrological connectively between pools needed for these species to complete their life cycle.

It should be noted that the acreages of vernal pool habitat on the proposed project site have fluctuated between documents provided to the Service (see Foothill Associate 2003, 2004a, 2004b). These variations can be accounted for by examining the different analyses and assumptions of wetland verification. For example, the original wetland delineation, as reported in the initial Biological Assessment (Foothill Associates 2003) was based on an existing fenceline on the proposed project site. Later, it was determined that the fenceline did not correspond to the true boundary of the proposed project site, and, therefore, the wetland delineation was revised. Recent correspondence from Foothill Associates (2004b) confirms the most accurate accounting of onsite vernal pool crustacean habitat features, including 1.35 acres of vernal pools, 0.26 acre of seasonal wetlands, and 0.12 acre of ephemeral drainage. Furthermore, the initial Biological Assessment (Foothill Associates 2003) considered that all depressional seasonal wetlands (potential vernal pool crustacean habitat) extending onto adjacent properties to the east, south, and west would be indirectly affected by the proposed project. Subsequently, the Service indicated that directly and indirectly vernal pool crustacean habitat within the Sunridge Specific Plan (*e.g.,* Sunridge Village J to the west and Douglas 103 to the east) would be addressed through separate section 7 consultations but that directly and indirectly

affected vernal pool crustacean habitat extending onto the Sunridge 530 property to the south, which is outside of the Sunridge Specific Plan, would be addressed under the consultation for the proposed project. This approach has been confirmed in recent correspondence from Foothill Associates (2004c), which indicate that the proposed project would directly affect 1.80 acres and indirectly affect 1.58 acres of vernal pool crustacean habitat.

More recently, the applicant has proposed construction of stormwater detention basins and temporary drainage improvements, stockpiling construction materials, grading and road construction within portions of the Remainder Parcel, outside of wetland areas. A separate Wetland Avoidance Plan has been prepared to address these activities within the Remainder Parcel and to ensure that such activities do not result in fill of wetlands or take of federally listed vernal pool crustaceans.

In an email dated October 14, 2004, Foothill Associates provided additional information, including a map to the Service on the proposed construction of a combination of water quality basins. The goal of these basins would be to attenuate post-development flows to pre-development levels and provide water quality in accordance with the City and the County of Sacramento standards. The detention basins will consist of earthen impoundments with piped outfalls. An off-site outfall channel will be constructed south of the proposed project site. draining into a tributary on the adjacent property to the south (*i.e.,* on the Sunridge 530 site), and resulting in fill of approximately 0.01 acre of this tributary with riprap to prevent erosion at the point of entry. The detention basins will be designed with retention capacity for irrigation and other urban runoff during the dry season to minimize summer flows into the offsite tributary.

According to figures submitted to the Service on October 13 and 14, 2004, (*i.e.,* Proposed Development and Wetland Preservation of Sunridge Park, dated September 30, 2004 and Figure 3: Sunridge Park Wetlands, dated July 19, 2004, revised October 11, 2004, both prepared by Foothill Associates), the project proponent has proposed to increase the size of the wetland preserve in the southeast corner of the project site from 4.3 acres to 6.4 acres in response to Service concerns. While the shape of the proposed wetland preserve is slightly different from the design shown in the Agency map, it appears to be consistent with Service principles. In addition, the September 30, 2004, figure identified a discharge channel that would drain the proposed onsite water detention basins to an off-site drainage, specifically a tributary to Morrison Creek, located on the Sunridge 530 property to the south. The Service was not provided with adequate information to analyze the effects of the proposed discharge channel on listed vernal pool species; therefore, this portion of the proposed project is not covered by this biological opinion. Both the shape of the proposed wetland preserve and the presence of the discharge channel are inconsistent with the conservation strategy developed by the Federal Agencies.

The proposed 6.4-acre wetland preserve would be located in the southeast corner of the proposed project site. Approximately 0.02 acre of vernal pools, 0.01 acre of riverine seasonal wetland, and 0.12 acre of ephemeral drainage would be located within this wetland preserve. No other preserve alternative was identified by the Federal agencies or the applicant because most of the property is comprised of low density of vernal pool habitat and lacks Orcutt grass populations.

The proposed project will directly affect approximately 1.80 acres of habitat for vernal pool crustaceans, including 1.33 acres of vernal pools and 0.47 acre of seasonal wetlands. A total of 1.58 acres of vernal pool crustacean habitat, including those features located within the proposed 6.4-acre wetland preserve, would be indirectly affected by the proposed project.

Proposed Conservation Measures

The applicant has proposed conservation measures to avoid, minimize, and compensate for effects to vernal pool fairy shrimp and vernal pool tadpole shrimp that result from the implementation of the proposed project.

1. Habitat Preservation and Restoration

    a. Direct effects to 1.80 acres of vernal pool crustacean habitat will be offset through habitat preservation (refer to Tables 1 and 2). Habitat preservation will be achieved through either:

        i. The preservation of two (2) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Anatolia Conservation Bank, totaling 3.60 acres; or

        ii. The preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Bryte Ranch Conservation Bank, totaling 7.20 acres; or

        iii. The preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Borden Ranch Preservation Area, totaling 7.20 acres.

    b. Prior to any fill of wetlands on the proposed project site, the Service must approve in writing of the following:

        i. A Service-approved Perpetual Conservation Easement for the preservation area;

        ii. Funding for monitoring, maintenance, and management of the preservation area; and

        iii. A Monitoring, Maintenance, and Management Plan for the preservation area.

    c. Direct effects to vernal pool crustacean habitat will be further offset through habitat restoration/creation at a 1:1 ratio (refer to Tables 1 and 2). The restoration/creation goal will be to create and enhance wetlands with habitat functions and values equal to, or greater than, the wetland features affected by the implementation of the proposed project. Habitat creation/restoration will be

achieved through the restoration of 1.80 acres of vernal pool crustacean habitat at a Service-approved site within Sacramento County that meets the following criteria:

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

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

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

d. Indirect effects to 1.58 acres of vernal pool crustacean habitat will be offset through habitat preservation (refer to Tables 1 and 2). The Service considers vernal pool habitat located within 250 feet of construction activities to be indirectly affected. Vernal pool crustacean habitat located within 250 feet of the northern boundary of the proposed project site is separated from the proposed project site by Douglas Road, which acts as a hydrologic barrier, and, therefore, indirect affects to habitat in this area is not anticipated. Vernal pool crustacean habitat within 250 feet of the eastern and western boundaries of the proposed project site is located on the proposed Sunridge Village J and the proposed Douglas 103 project sites, respectively. These areas are within the SDCPA and Sunridge Specific Plan area, and development projects on these parcels will be subject to a separate Service review through section 7 consultation. Vernal pool crustacean habitat within 250 feet of the southern boundary of the proposed project site, however, will be indirectly affected by construction activities associated with the implementation of the proposed project. The applicant has proposed to offset indirect affects to vernal pool crustacean habitat located within 250 feet of the southern boundary of the proposed project site through habitat preservation. Habitat preservation will be achieved through either:

i. The preservation of two (2) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Anatolia Conservation Bank, totaling 3.16 acres; or

ii. The preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Bryte Ranch Conservation Bank, totaling 6.32 acres.

iii. The preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Borden Ranch Preservation Area, totaling 6.32 acres.

iv. Prior to any fill of wetlands on the proposed project site, the Service must approve in writing of the following:

1. A Service-approved Perpetual Conservation Easement for the preservation area;

2. Funding for monitoring, maintenance, and management of the preservation area; and

3. A Monitoring, Maintenance, and Management Plan for the preservation area.

Table 1 – Vernal Pool Crustacean Habitat Effects and Compensation Acreages if Habitat Preservation Credits Purchased at Anatolia Conservation Bank and Habitat Creation Completed at Silva Ranch

Type	Acres of Direct Effects	Acres of Indirect Effects	2:1 Preservation Compensation (in acres)	1:1 Creation Compensation (in acres)
Seasonal Wetland	0.47	0.17	1.28	0.47
Ephemeral Drainage	0	0.16	0.32	
Vernal Pool	1.33	1.25	5.16	1.33
TOTAL	**1.80**	**1.58**	**6.76**	**1.80**

Table 2 – Vernal Pool Crustacean Habitat Effects and Compensation Acreages if Habitat Preservation Credits Purchased at the Bryte Ranch Conservation Bank or the Proposed Borden Ranch Preservation Area and Habitat Creation Completed at Silva Ranch

Type	Acres of Direct Effects	Acres of Indirect Effects	4:1 Preservation Compensation (in acres)	1:1 Creation Compensation (in acres)
Seasonal Wetland	047	0.17	2.56	0.47
Ephemeral Drainage	0	0.16	0.64	
Vernal Pool	1.33	1.25	10.32	1.33
TOTAL	**1.80**	**1.58**	**13.52**	**1.80**

**Note: These tables do not include portions of directly and indirectly affected vernal pools/wetlands that extend onto adjacent properties to east (Douglas 103) and west (Sunridge Village J). Those that extend to the north are excluded from consideration due to the presence of Douglas Road. Those that extend to the south onto Sunridge 530 are incorporated into the indirect effects.*

2. Construction Storm Water Pollution Prevention Plan

   a. Minimize off-site stormwater runoff that might otherwise affect surrounding vernal pool crustacean habitat. Measures, which will be implemented during project construction to avoid adverse affects to the open space/wetland preserve and adjacent properties, include the following:

   b. Incorporate standard construction Best Management Practices (BMPs) into construction designs, plans and specifications. Contractors will be required to implement them during construction.

   c. Prepare a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project with the following objectives:

      i. Identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the proposed project;

      ii. Identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the proposed project site during construction;

      iii. Outline and provide guidance for BMP monitoring;

      iv. Identify project discharge points and receiving waters;

      v. Address post-construction BMP implementation and monitoring; and

      vi. Address sediment / siltation / turbidity and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy.

   d. The construction BMPS for the proposed project will include the following specific measures for avoiding adverse impacts to the open space preserve and adjacent properties:

      i. Hydroseeding: All constructed slopes adjacent to the preserve will be hydroseeded with a native grassland mix. The hydroseed mix will be applied with a tackifying agent at a rate of at least two tons/acre and based on manufacturer's recommendations. The tackifying agent will be a hydraulic matrix that when applied, and upon drying, adheres to the soil to form a 100% cover that is biodegradable, promotes vegetation, and prevents soil erosion. The hydroseed mix will not be applied before, during, or immediately after rainfall so that the matrix will have an opportunity to dry for a minimum of 24 hours after installation.

ii. Sediment and Erosion Control: Certified weed-free straw wattles will be installed at the base of all slopes adjacent to the open space/wetland preserve, along the perimeters of the detention pond, and along the property lines of the proposed project site. The existing Douglas and Jaeger Roads currently provide additional erosion and sediment control to the north and west of the proposed project site. Both road improvement projects will be subject to a SWPPP and BMP monitoring. Prior to installation of the straw wattles, a concave key trench approximately two to four inches deep will be contoured along the proposed installation route. Soil excavated for the trenching will be placed on the uphill or flow side of the straw wattles to prevent water from undercutting the straw wattles. Stakes will be driven in on alternating sides of the straw wattles, to hold them in place. The straw wattles will be maintained for a period of time at least until the native grassland vegetation is fully established and the soil is stabilized.

iii. Excavated Material: During construction activities associated with the implementation of the proposed project, all excavated materials will be deposited or stored such that this material cannot be washed into any watercourse, and excess supplies of certified weed-free straw bales and/or sedimentation fencing will be available at the construction site for periodic site-specific use as needed.

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

v. Construction Fencing: Temporary fencing will be installed prior to construction along the boundaries of the construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto the open space wetland preserve and adjacent off-site habitat

vi. Construction Monitoring: A Service-approved environmental monitor will be employed to ensure compliance with construction-related avoidance measures. The monitor will report directly to the City of Rancho Cordova Public Works project manager, and based on reports of non-compliance with environmental requirements, will be authorized to

stop work orders and to take actions necessary to prevent damage to the open space wetland preserve and off-site habitat. Monitoring reports will be provided to the City of Rancho Cordova Department of Public Works project manager on a daily basis during initial ground breaking, and on a weekly basis (or more frequently as needed when problems arise) thereafter until the open space wetland preserve construction is finished.

Status of the Species

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

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

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

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

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

adults. The vernal pool fairy shrimp can mature quickly, allowing populations to persist in short-lived shallow pools (Simovich *et al.* 1992).

Distribution. *Vernal pool tadpole shrimp.* The vernal pool tadpole shrimp is known from 168 occurrences in the Central Valley, ranging from east of Redding in Shasta County south to Fresno County, and from a single vernal pool complex located in the San Francisco Bay National Wildlife Refuge in Alameda County. It inhabits vernal pools containing clear to highly turbid water, ranging in size from 5 square meters (54 square feet) in the Mather Air Force Base area of Sacramento County, to the 36-hectare (89-acre) Olcott Lake at Jepson Prairie in Solano County.

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

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

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

Environmental Baseline

Vernal Pools

Historically, vernal pools and vernal pool complexes occurred extensively throughout the Sacramento Valley of California. However, conversion of vernal pools and vernal pool complexes has resulted in a 91 percent loss of vernal pool resources in California (State of

California 2003d). By 1973, between 60 and 85 percent of the area within the Central Valley that once supported vernal pools had been destroyed (Holland 1978). In the ensuing 30 years, threats to this habitat type have continued and resulted in a substantial amount of vernal pool habitat being converted for human uses in spite of Federal regulations implemented to protect wetlands. For example, between 1987 and 1992, 467 acres of wetlands within the Sacramento area were filled pursuant to Nationwide Permit 26 (Service 1992). A majority of those wetlands losses involved vernal pools, the endemic habitat of the vernal pool tadpole shrimp, the vernal pool fairy shrimp and slender and Sacramento Orcutt grasses. It is estimated that within 20 years human activities will destroy 60 to 70 percent of the remaining vernal pools (Coe 1988).

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

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

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

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

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

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

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

Vernal pool complexes, occurring north of the Cosumnes River/Deer Creek drainage and within the USB, contain a high density of occupied pool of both vernal pool tadpole shrimp and vernal pool fairy shrimp. There are 31 known occurrences of vernal pool tadpole shrimp inside the

USB, compared to 17 occurrences outside the USB (CNDDB 2004). There are 25 known occurrences of vernal pool fairy shrimp inside the USB, compared to 18 occurrences outside the USB (CNDDB 2004). The data from the CNDDB do not reflect additional reported records in the Sunrise-Douglas area, where 137 occurrences of vernal pool tadpole shrimp and 46 occurrences of vernal pool fairy shrimp, and 2 occurrences of Orcutt grasses (2 slender Orcutt grass and 4 Sacramento Orcutt grass) are reported (pers. comm., Arnold Roessler, Service, 2004). An additional occurrence of slender Orcutt grass has been reported, but not recorded in the CNDDB (pers. comm.. Pete Balfour, ECORP Consulting, 2004).

The vernal pools on the proposed project site are classified as the old-terrace type and are located on soils associated with Laguna geologic formation. Old-terrace is a rapidly disappearing habitat type in Sacramento County that consists of ancient river channel deposits that were laid down from 600,000 to more than one million years ago by the American River. By comparison, young-terrace formation dates from 100,000 to 200,000 years ago. Old-terrace formation generally has a higher density of vernal pools, deeper pools, and a greater number of special status plants and crustaceans than young-terrace formations. Some special status species found in old-terrace pools may have evolved from species inhabiting shores of ancient lakes in the Central Valley. Old-terrace pools may have served as refugia for these species as the lakes disappeared (pers. comm.., Ken Fuller, Service, 2004). Sacramento County contains an estimated 764 wetted acres of vernal pools on low terrace, 1,390 wetted acres of vernal pools on high terrace, and 189 wetted acres of vernal pools on volcanic mudflow vernal pools.

There are two predominant soil types found within south Sacramento County. The Valley Springs soil type typifies Gill Ranch, located in Sacramento County, approximately 12 miles southeast of the proposed project site. Vernal pools found within the Valley Springs soil type are the young-terrace formation. Young-terrace formations, because they have a higher slope gradient, tend to have fewer vernal pools that are typically smaller and more shallow. These vernal pools also are inundated for shorter durations. These factors typically result in lower species diversity. Generally, the larger the vernal pool on this soil type, the higher its biotic diversity. Vernal pool fairy shrimp, vernal pool tadpole shrimp, and Sacramento Orcutt grass are less likely to occur in young-terrace formation vernal pools found on Valley Springs soils (pers. comm., Holland, 2004).

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

Several areas containing old-terrace formation have been protected for their high quality vernal pool habitat and high concentration of special status species populations by the Sacramento Valley Conservancy (SVC). This potential preserve area, the SVC's Vernal Pool Prairie Preserve, would cover 2,000 to 3,000 acres and supports a variety of special status plants and

animals on relatively undisturbed grasslands containing young and old terrace formations and northern hardpan vernal pools. Within the proposed Prairie Preserve, areas already protected include the Arroyo Seco Mitigation Bank, the Excelsior 184 parcel, and the Sacramento County-owned Multi Cultural Park; outside of the proposed Prairie Preserve, the Sunrise Douglas Preservation Bank, and a portion of Howard Ranch are protected. All of these preserves are within proposed critical habitat for the two listed vernal pool crustaceans addressed in this biological opinion.

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

Vernal pool fairy shrimp located within the Sunridge Specific Plan: There is one record within the Sunridge Specific Plan boundaries, and another 17 records located within five miles of the Sunridge Specific Plan area boundaries. The nearest occurrence (# 43) of this species, observed in March 1996, is a half of a mile southwest of the proposed project site (CNDDB 2004).

Vernal pool tadpole shrimp within the Sunridge Specifi Plan: There are two records within the Sunridge Specific Plan boundaries, and another 23 records within five miles of these boundaries. The nearest two occurrences (# 54 and # 23) of this species are within 1.5 miles of the proposed project site. One of these recorded occurrences (# 54), located to the west of the site, was observed in February of 1993; and the other recorded occurrence (# 23), located to the east of the site, was observed in 1996 (CNDDB 2004).

The proposed Sunridge Park project site has not been surveyed for the presence of either of these vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site (Foothill Associates 2004a).

Effects of the Proposed Action

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

Both vernal pool fairy shrimp and vernal pool tadpole shrimp have been documented to occur within the Sunridge Specific Plan area. Focused surveys for vernal pool crustaceans were conducted on the parcels within the Sunridge Specific Plan area using the Service's current Dip Net protocol between February and March of 1993 by Sugnet and Associates (1993). The results of these surveys indicated the presence of California linderiella (*Linderiella occidentalis*) from four discrete locations and vernal pool fairy shrimp from one location. The parcel of the proposed Sunridge Park project site has not been surveyed for the presence of vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site. Therefore, construction of the proposed project in any portion of the proposed project site that supports suitable habitat is likely to adversely affect populations of vernal pool fairy shrimp and vernal pool tadpole shrimp. .

Direct Effects

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

The proposed project would result in fill of 1.80 acres of vernal pool crustacean habitat, including 1.33 acres of vernal pools, 0.22 acre of depressional seasonal wetlands, and 0.25 acre of riverine seasonal wetlands. The Service considers an entire vernal pool or seasonal wetland to be directly affected when even a portion of it is filled or subject to similar direct affects. Therefore, although 0.04 acre of the directly affected vernal pools extends beyond the proposed project site onto adjacent properties, such as Sunridge 530, the Service considers these portions to also be directly affected.

Interrelated and Interdependent Actions

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

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

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

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

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

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

Indirect Effects

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

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

The proposed project could result in indirect effects to a total of 1.58 acres of suitable vernal pool crustacean habitat. Although these features exist on land that is proposed for future development (*i.e.,* Sunridge 530), assurance is not given to the timing of groundbreaking on the proposed Sunridge 530 project, and therefore, effects must be accounted for as they occur. These features will be indirectly affected by construction activities occurring within 250 ft of them. Individual crustaceans and their cysts, which may inhabit these vernal pools and seasonal wetlands, may be injured or killed by any of the following indirect effects:

Erosion - The ground disturbing activities in the watershed of vernal pools associated with the proposed project action area are expected to result in siltation when pools fill during the wet season following construction. Siltation in pools supporting listed crustaceans may result in decreased cyst viability, decreased hatching success, and decreased survivorship among early life history stages, thereby reducing the number of mature adults in future wet seasons. The proposed project construction activities could result in increased sedimentation transport into vernal pool crustacean habitats during periods of heavy rains.

Changes in hydrology - The biota of vernal pools and swales can change when the hydrologic regime is altered (Bauder 1986, 1987). Survival of aquatic organisms like the vernal pool fairy shrimp and vernal pool tadpole shrimp are directly linked to the water regime of their habitat (Zelder 1987). Therefore, construction near vernal pool areas will, at times, result in the decline of local sub-populations of vernal pool organisms, including fairy shrimp and tadpole shrimp.

Introduction of non-natives - There is an increased risk of introducing weedy, non-native plants into the vernal pools both during and after project construction due to the soil disturbance from clearing and grubbing operations, and general vegetation disturbance associated with the use of heavy equipment.

Chemical contamination - The runoff from chemical contamination can kill listed species by poisoning. Oils and other hazardous materials associated with construction equipment could be conveyed into the vernal pool crustacean habitats by overland runoff during the rainy season, thereby adversely affected water quality. Many of these chemical compounds are thought to have adverse affects on all of the listed vernal pool crustaceans and/or their cysts. Individuals may be killed directly or suffer reduced fitness through physiological stress or a reduction in their food base due to the presence of these chemicals.

Furthermore, as previously discussed in the Project Description, both the boundaries of the proposed wetland preserve and the nature of the proposed discharge channel are inconsistent with the conservation strategy developed by the Federal Agencies (refer to the September 30, 2004, figure and the October 11, 2004, figure). The current design of the wetland preserve does not follow natural contours of the land, but rather assumes a triangular shape on the southwest corner. In addition, according to the current design, a buffer is not proposed along the eastern border of the wetland preserve. Maps provided to the Service by Foothill Associates, however, indicate that the size of the proposed wetland preserve was recently increased from 4.3 acres to 6.4 acres, and this would be consistent with Service principles.

The proposed discharge channel would direct flows from the proposed onsite water detention basins to an off-site drainage, specifically a tributary to Morrison Creek, located on to the south on the Sunridge 530 property. According to the information provided by the applicant, stormwater detention basins would be constructed in order to attenuate post-development flows to pre-development levels and provide water quality in accordance with the City and the County of Sacramento standards; these basins would be designed with retention capacity for irrigation and other urban runoff during the dry season to minimize summer flows into the offsite tributary. Information provided to the Service by Foothill Associates in an October 28, 2004, letter implies, that this drainage channel "may result in a decrease of the inputs to vernal pools immediately south of the project site." Additional information would be necessary, however, to evaluate the affects to adjacent parcels. In summary, the Service was not provided with adequate information to analyze the effects of the proposed discharge channel, and therefore, this portion of the proposed project is not covered by this biological opinion.

In addition to the adverse effects detailed above, the proposed project will contribute to a local and range-wide trend of habitat loss and degradation, the principal reasons that the vernal pool fairy shrimp and vernal pool tadpole shrimp have declined. The proposed project will contribute

to the fragmentation and reduction of the acreage of the remaining listed vernal pool crustacean habitat located in south Sacramento County and throughout the range of these two listed vernal pool crustaceans.

Cumulative Effects

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

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

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

The Service is aware of other projects currently under review by the State, County, and local authorities where biological surveys have documented the occurrence of federally-listed species. These projects include such actions as urban expansion, water transfer projects that may not have a Federal nexus, and continued agricultural development. The cumulative effects of these known actions pose a significant threat to the eventual recovery of these species. Because the vernal pool tadpole shrimp and vernal pool fairy shrimp are endemic to vernal pools in the Central Valley, coastal ranges, and a limited number of sites in the transverse range and Santa Rosa plateau of California, the Service anticipates that a wide range of activities will affect these species. Such activities include, but are not limited to: (1) urban development, (2) water

projects, (3) flood control projects, (4) highway projects, (5) utility projects, (6) chemical contaminants, and (7) conversion of vernal pools to agricultural use. Many of these activities will be reviewed under section 7 of the Act as a result of the Federal nexus provided by section 404 of the Federal Water Pollution Control Act, as amended (Clean Water Act).

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

Conclusion

After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baselines for the area covered by this biological opinion, the effects of the proposed project, and the cumulative effects, it is the Service's biological opinion that Sunridge Park project, as proposed, is not likely to jeopardize the continued existence of these species. Critical habitat has not been designated in Sacramento County for either the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Therefore, the proposed project is not likely to destroy or adversely modify designated critical habitat for the vernal pool fairy shrimp and the vernal pool tadpole shrimp.

INCIDENTAL TAKE STATEMENT

Section 9(a)(1) of the Act and Federal regulation pursuant to section 4(d) of the Act prohibit the take of endangered and threatened fish and wildlife species without special exemption. Take is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Harm is defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by impairing behavioral patterns including breeding, feeding, or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(o)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the Act provided that such taking is in compliance with this Incidental Take Statement.

The measures described below are non-discretionary, and must be implemented by the Corps so that they become binding conditions of any grant or permit issued to the applicant, as appropriate, in order for the exemption in section 7(o)(2) to apply. The Corps has a continuing

duty to regulate the activity covered by this incidental take statement. If the Corps (1) fails to require any entity participating in the project to adhere to the terms and conditions of the incidental take statement through enforceable terms that are added to the permit or grant document, and/or (2) fails to retain oversight to ensure compliance with these terms and conditions, the protective coverage of section 7(o)(2) may lapse.

Amount or Extent of Take

The implementation of the proposed project will directly affect 1.80 acres and indirectly affect 1.58 acres of vernal pool crustacean habitat. The Service anticipates incidental take of vernal pool tadpole shrimp and vernal pool fairy shrimp will be difficult to detect or quantify for the following reasons: the aquatic nature of the organisms and their relatively small body size make the finding of a dead specimen unlikely; losses may be masked by seasonal fluctuations in numbers and other causes; and the species occurs in habitat that makes them difficult to detect. Due to the difficulty in quantifying the number of vernal pool fairy shrimp and vernal pool tadpole shrimp that will be killed as a result of the proposed action, the Service is quantifying take incidental to the project as the number of acres of vernal pool crustacean habitat that will become unsuitable for the listed species due to direct or indirect affects as a result of the proposed project. Therefore, the Service estimates that all vernal pool fairy shrimp and vernal pool tadpole shrimp inhabiting 3.38 acres of vernal pool crustacean habitat will harassed, harmed, injured, or killed, as a result of the proposed project.

Upon implementation of the following reasonable and prudent measures, all vernal pool fairy shrimp and vernal pool tadpole shrimp inhabiting 3.38 acres of vernal pool crustacean habitat will become exempt from the prohibitions described under section 9 of the Act for direct and indirect effects associated with the proposed Sunridge Park project. The listed vernal pool crustaceans may be harmed, harassed or killed in association with the acres exempted under Section 9 of the Act. No other forms of take are authorized under this opinion.

Effect of the Take

In the accompanying biological opinion, the Service has determined that this level of anticipated take is not likely to result in jeopardy to the vernal pool tadpole shrimp and vernal pool fairy shrimp. The proposed project is not likely to result in destruction or adverse modification of designated critical habitat for the vernal pool fairy shrimp and vernal pool tadpole shrimp because no critical habitat for these species has been designated in the proposed action area.

Upon implementation of the following reasonable and prudent measures, incidental take associated with the proposed project on the vernal pool fairy shrimp and vernal pool tadpole shrimp in the form of harm, harassment, and mortality in the form of habitat degradation will become exempt from the prohibitions described under section 9 of the Act for direct and indirect effects.

Reasonable and Prudent Measures

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

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

Terms and Conditions

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

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

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

3. The Corps shall assure all conservation measures as proposed by the project proponent (pages 9-12 of the *Sunrise Park Section 7 Biological Assessment* (Foothill Associates 2004a), in the September 21, 2004, letter from Foothill Associates to the Service, in the October 13, 2004, letter from Foothill Associates to the Service, and in the October 26, 2004, letter from Foothill Associates to the Service) and identified by the Service in the project description of our biological opinion are fully implemented.

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

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

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

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

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

e. Prior to groundbreaking, high-visibility fencing that is at least 5 feet tall shall be placed along the boundaries of the construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto adjacent off-site habitat and the onsite wetland preserve. Such fencing will be inspected by the on-site biologist at the beginning of each work day and maintained in good condition. The fencing may be removed only when the construction of the project is completed.

f. During construction operations, the number of access routes, number and size of staging areas, and the total area of the proposed project activity will be limited to the minimum necessary. Routes and boundaries will be clearly demarcated. Movement of heavy equipment to and from the project site will be restricted to established roadways to minimize habitat disturbance, and all vehicle traffic on access road will observe a speed limit of 20 miles per hour. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the wetland avoidance areas. All fueling, cleaning, and maintenance of vehicles and other equipment will occur only within designated areas and at least 250 feet away from any wetland habitats. The applicant will ensure contamination of habitat does not occur during such operations. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately. Such spills will be reported in the post-construction compliance reports.

g. To control erosion during and after implementation of the project, the applicant will implement best management practices (BMPs), as identified by the Central Valley Regional Water Quality Control Board. Erosion control measures and BMPs, which

retain soil or sediment, runoff from dust control, and hazardous materials on the construction site and prevent these from entering the vernal pool complexes, will be placed, monitored, and maintained throughout the construction operations. These measures and BMPs may include, but are not limited to, silt fencing, sterile hay bales, vegetative strips, hydroseeding, and temporary sediment disposal. The Stormwater Pollution Prevention Plan (SWPPP) described in the Description of the Proposed Action section of this Biological Opinion shall include these and any other measures necessary to prevent the discharge of contaminated runoff onto the onsite wetland preserve and adjacent offsite wetland habitats.

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

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

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

a. Alteration of topography within the preserve;

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

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

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

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

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

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

8. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat through habitat restoration or creation. Prior to any fill of wetlands on the proposed project site, credits commensurate with acreage commitment shall be dedicated within a Service-approved habitat restoration/creation bank. If the applicant chooses not to use an approved creation/restoration bank, then at least 90 days prior to construction, the applicant shall submit documentation of the creation/restoration habitat including: construction plan, conservation easement, management plan, funding instrument, easement holder etc. for our approval. The following criteria will be used by the Service when approving a restoration/creation site:

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

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

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

Reporting Requirements

The Service-approved biologist shall notify the Service immediately if any listed species are found on site, and shall submit a report including the date(s), location(s), habitat description, and any corrective measures taken to protect the species found. The Service-approved biologist shall submit locality information to the CDFG, using completed California Native Species Field Survey Forms, no more than 30 calendar days after completing the last field visit of the project site. Each form shall have an accompanying scale map of the site, such as a photocopy of a portion of the appropriate 7.5-minute U.S. Geological Survey map and shall provide at least the

following information: township, range, and quarter section; name of the 7.5-minute or 15-minute quadrangle; dates (day, month, year) of field work; number of individuals and life stage, where appropriate, encountered; and a description of the habitat by community-vegetation type. The Service-approved biologist shall also provide a high quality copy of this information to the staff zoologist, California Department of Fish and Game, 1807 13th Street #202, Sacramento, California, 95814, phone (916) 445-0045.

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

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

CONSERVATION RECOMMENDATIONS

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

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

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

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

4. The Corps, in partnership with the Service, should develop maintenance guidelines for the Corps projects that will reduce adverse effects of routine maintenance on vernal pool crustaceans and their habitats. Such action may

contribute to the delisting and recovery of the species by preventing degradation of existing habitat and increasing the amount and stability of suitable habitat.

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

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

REINITIATION--CLOSING STATEMENT

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

Please contact this office at (916) 414-6645 if you have any questions regarding the proposed Sunridge Park project.

Sincerely,

Susan Moore
FOR Acting Field Supervisor

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

Tables 1 and 2– In Text

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COPY FOR YOUR INFORMATION

United States Department of the Interior

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

In reply refer to:
1-1-02-F-0357

DEC 22 2004

Mr. Justin Cutler
Chief, Sacramento Office
U.S. Army Corps of Engineers District, Sacramento
1325 J Street
Sacramento, California 95814-29223

Subject: Section 7 Consultation for the Proposed Sunridge Village J Project [Corps file number 200100230], Sacramento County, California

Dear Mr. Cutler:

This is in response to the U.S. Army Corps of Engineers' (Corps) request for formal consultation with the U.S. Fish and Wildlife Service (Service) on the proposed Sunridge Village J project (proposed project) in Sacramento County, California. Your February 2, 2002, request was received in our office on February 7, 2002. This document represents the Service's biological opinion on the effects of the action on the federally endangered vernal pool tadpole shrimp (*Lepidurus packardi)* and the federally threatened vernal pool fairy shrimp (*Branchinecta lynchii)* (vernal pool crustaceans), in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act). In a March 24, 2004, letter to the Service, you requested formal consultation on the federally threatened California tiger salamander (*Ambystoma californiense*). The proposed Sunridge Village J project site and the entire Sunridge Specific Plan are outside of the range of the California tiger salamander. Therefore, the proposed project will not affect the California tiger salamander.

The findings and recommendations in this consultation are based on: (1) letters from Foothill Associates to the Service, dated September 21, October 14, and November 2, 2004; (2) the *Sunrise Village J Section 7 Biological Assessment* (Biological Assessment) dated January 6, 2004, prepared by Foothill Associates; (3) a February 5, 2002, letter from Corps to the Service requesting initiation of formal consultation on proposed project; (4) site visits; (5) meetings, electronic mail (email) correspondence, and telephone conversations between representatives of the Service, Corps, Cresleigh Homes, and Foothill Associates (consultant); and (6) other information available to the Service.

Consultation History

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

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

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

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

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

Service Correspondence

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

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

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

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

Consultation History Specific to the Proposed Project

September 21, 2004. Foothill Associates submitted a letter to the Service, providing proposed conservation measures for the vernal pool crustacean habitat that would be directly and indirectly affected by the proposed project. The Service received this letter on September 27, 2004.

October 7, 2004. Representatives of the Service and Foothill Associates met to discuss the effects of and the conservation measures for the proposed project.

October 14, 2004. Foothill Associates submitted a letter to the Service, updating the quantification of effects of the proposed project on vernal pool crustacean habitat, as well as the proposed conservation measures. The Service received this on October 14, 2004.

November 2, 2004. Foothill Associates submitted a letter to the Service, providing comments to the draft biological opinion on the proposed project. The Service received this letter on November 3, 2004.

BIOLOGICAL OPINION

Description of the Proposed Action

The following is taken from the document titled *A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area*, prepared by the Service, the Corps, and the EPA (enclosed). This document and the accompanying planning map developed by the three Federal agencies are hereby incorporated by reference into the project description. Thus, our biological opinion on this proposed action, the Sunridge Village J project, is based on application and full implementation of the Federal agencies conservation strategy outlined in this document and map, on all future projects in the SDCPA.

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

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

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

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

The approximately 81.8-acre proposed Sunridge Village J development site is located in southeastern Sacramento County, approximately five miles south of Highway 50, east of Sunrise Boulevard and the Folsom South Canal, and north of Jackson Road (Highway 16), in the City of

Rancho Cordova. The proposed project site is situated south of and adjacent to Douglas Road, east of and adjacent to Jaeger Road, and north of the proposed Pyramid Road. The site is located in portions of Sections 9 and 16 of Township 8 North, Range 7 East, as shown on the U.S. Geological Survey's (USGS) Buffalo Creek 7.5-minute quadrangle.

The proposed project site is within the 6,042-acre SDCPA located within the Sacramento County General Plan Urban Service Boundary and Policy Area. As shown on the September 2004 Developers Map, the proposed project site is also located within the Sunridge Specific Plan area, which provides a more detailed land use plan for development of approximately 2,632 acres within the SDCPA. The SDCPA is located within the headwaters of both the Morrison Creek and Laguna Creek watersheds.

Historically, the SDCPA, including the proposed project site, has been used for dry land farming and grazing. The surrounding land use is predominantly grassland utilized for cattle grazing and related agricultural activities. A few homesteads, including rural residences, barns, and pens, are scattered around this area.

The proposed Sunridge Village J project involves the construction of approximately 346 single-family residential lots, a five-acre neighborhood park, and a landscape corridor along the north and west property boundaries. Required infrastructure (*e.g.,* sewer mains and laterals, water mains, and utility lines) will be developed in association with surrounding projects within the Sunridge Specific Plan area. The proposed land uses for the proposed project site are consistent with the planned land uses set forth in the Sunrise Douglas Community Plan and Sunridge Specific Plan.

The proposed project will adversely affect approximately 2.49 acres of habitat for vernal pool crustaceans. A total of 1.88 acres of vernal pools and 0.22 acre of seasonal wetlands will be directly affected by the proposed project and a total of 0.36 acre of vernal pools and 0.03 acre of seasonal wetlands would be indirectly affected by the proposed project.

It should be noted that the acreages of vernal pool habitat on the proposed project site have fluctuated between documents provided to the Service (see Foothill Associate 2004a, b). These variations can be accounted for by examining the different analyses and assumptions of wetland verification. For example, the Biological Assessment (Foothill Associates 2004a) considered that all depressional seasonal wetlands (potential vernal pool crustacean habitat) extending onto adjacent properties to the east, south, and west would be indirectly affected by the proposed project. Subsequently, the Service indicated that directly and indirectly vernal pool crustacean habitat within the Sunridge Specific Plan (*e.g.,* DJ Enterprises to the west and Sunridge Park to the east) would be addressed through separate section 7 consultations but that directly and indirectly affected vernal pool crustacean habitat extending onto the Sunridge 530 property to the south, which is outside of the Sunridge Specific Plan, would be addressed under the consultation for the proposed project. This approach has been confirmed in recent correspondence from Foothill Associates (2004c), which indicated that the proposed project would directly affect 2.10 acres and indirectly affect 0.39 acres of vernal pool crustacean habitat.

Proposed Conservation Measures

The applicant, Cresleigh Homes, has proposed conservation measures to avoid, minimize, and compensate for effects to vernal pool fairy shrimp and vernal pool tadpole shrimp that result from the implementation of the proposed project.

1. Habitat Preservation and Restoration

    a. Direct effects to 2.10 acres of vernal pool crustacean habitat will be offset through habitat preservation (refer to Tables 1 and 2). Habitat preservation will be achieved through the preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Bryte Ranch Conservation Bank, totaling 8.40 acres.

    b. Direct effects to vernal pool crustacean habitat will be further offset through habitat restoration/creation at a 1:1 ratio (refer to Tables 1 and 2). The restoration/creation goal will be to create and enhance wetlands with habitat functions and values equal to, or greater than, the wetland features affected by the implementation of the proposed project. Habitat creation/restoration will be achieved through the restoration of 2.10 acres of vernal pool crustacean habitat at a Service-approved site within Sacramento County that meets the following criteria:

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

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

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

    c. Indirect effects to 0.39 acres of vernal pool crustacean habitat will be offset through habitat preservation (refer to Tables 1 and 2). The Service considers vernal pool habitat located within 250 feet of construction activities to be indirectly affected. Vernal pool crustacean habitat located within 250 feet of the northern and western boundaries of the proposed project site is separated from the proposed project site by two major roadways that act as hydrologic barriers, and, therefore, indirect affects to habitat in these areas are not anticipated. Vernal pool crustacean habitat within 250 feet of the eastern boundary of the site is located on the proposed Sunridge Park project site; project-related effects to this vernal pool

habitat are being reviewed under a separate section 7 consultation by the Service. Vernal pool crustacean habitat within 250 feet of the southern boundary of the proposed project site, however, will be indirectly affected by construction activities associated with the implementation of the proposed project. The applicant has proposed to offset indirect affects to vernal pool crustacean habitat located within 250 feet of the southern and eastern boundaries of the proposed project site through habitat preservation. Habitat preservation will be achieved through the preservation of four (4) acres of vernal pool habitat for every acre of vernal pool habitat that is directly affected at the Bryte Ranch Conservation Bank, totaling 1.56 acres.

Table 1 – Vernal Pool Crustacean Habitat Effects and Compensation Acreages if Credits Purchased at Bryte Ranch Conservation Bank

Type	Acres of Direct Effects	Acres of Indirect Effects	4:1 Preservation Compensation (in acres)	1:1 Creation Compensation (in acres)
Seasonal Wetland	0.22	0.03	1.00	0.22
Vernal Pool	1.88	0.36	8.96	1.88
TOTAL	**2.10**	**0.39**	**9.96**	**2.10**

2. Construction Storm Water Pollution Prevention Plan

   a. Minimize off-site stormwater runoff that might otherwise affect surrounding vernal pool crustacean habitat. Measures, which will be implemented during project construction to avoid adverse affects to the open space/wetland preserve and adjacent properties, include the following:

   b. Incorporate standard construction Best Management Practices (BMPs) into construction designs, plans and specifications. Contractors will be required to implement them during construction.

   c. Prepare a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project with the following objectives:

      i. Identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the proposed project;

      ii. Identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the proposed project site during construction;

      iii. Outline and provide guidance for BMP monitoring;

iv. Identify project discharge points and receiving waters;

v. Address post-construction BMP implementation and monitoring; and

vi. Address sediment / siltation / turbidity and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy.

d. The construction BMPS for the proposed project will include the following specific measures for avoiding adverse impacts to the open space preserve and adjacent properties:

i. Hydroseeding: All constructed slopes adjacent to the preserve will be hydroseeded with a native grassland mix. The hydroseed mix will be applied with a tackifying agent at a rate of at least two tons/acre and based on manufacturer's recommendations. The tackifying agent will be a hydraulic matrix that when applied, and upon drying, adheres to the soil to form a 100% cover that is biodegradable, promotes vegetation, and prevents soil erosion. The hydroseed mix will not be applied before, during, or immediately after rainfall so that the matrix will have an opportunity to dry for a minimum of 24 hours after installation.

ii. Sediment and Erosion Control: Certified weed-free straw wattles will be installed at the base of all slopes along the property lines of the proposed project site. The existing Jaeger Road currently provides additional erosion and sediment control to the west. Road improvement projects will be subject to a SWPPP and BMP monitoring. Prior to installation of the straw wattles, a concave key trench approximately two to four inches deep will be contoured along the proposed installation route. Soil excavated for the trenching will be placed on the uphill or flow side of the straw wattles to prevent water from undercutting the straw wattles. Stakes will be driven in on alternating sides of the straw wattles, to hold them in place. The straw wattles will be maintained for a period of time at least until the native grassland vegetation is fully established and the soil is stabilized.

iii. Excavated Material: During construction activities associated with the implementation of the proposed project, all excavated materials will be deposited or stored such that this material cannot be washed into any watercourse, and excess supplies of certified weed-free straw bales and/or sedimentation fencing will be available at the construction site for periodic site-specific use as needed.

iv. Staging Areas: Staging areas for construction equipment will be located so that spills of oil, grease or other petroleum by-products will not be discharged into any watercourse or sensitive habitat. All machinery will be properly maintained and cleaned to prevent spills and leaks. All

workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately in accordance with applicable local, state and/or federal regulations. Such spills will be reported in the post-construction compliance reports.

v. Construction Fencing: Temporary fencing will be installed prior to construction along the boundaries of the construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto adjacent off-site habitat.

vi. Construction Monitoring: A Service-approved environmental monitor will be employed to ensure compliance with construction-related avoidance measures. The monitor will report directly to the City of Rancho Cordova Public Works project manager, and based on reports of non-compliance with environmental requirements, will be authorized to stop work orders and to take actions necessary to prevent damage to off-site habitat. Monitoring reports will be provided to the City of Rancho Cordova Department of Public Works project manager on a daily basis during initial ground breaking, and on a weekly basis (or more frequently as needed when problems arise) thereafter until construction is finished.

Status of the Species

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

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

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

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

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

Distribution. *Vernal pool tadpole shrimp.* The vernal pool tadpole shrimp is known from 168 occurrences in the Central Valley, ranging from east of Redding in Shasta County south to Fresno County, and from a single vernal pool complex located in the San Francisco Bay National Wildlife Refuge in Alameda County. It inhabits vernal pools containing clear to highly turbid water, ranging in size from 5 square meters (54 square feet) in the Mather Air Force Base area of Sacramento County, to the 36-hectare (89-acre) Olcott Lake at Jepson Prairie in Solano County.

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

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

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

Environmental Baseline

Vernal Pools

Historically, vernal pools and vernal pool complexes occurred extensively throughout the Sacramento Valley of California. However, conversion of vernal pools and vernal pool complexes has resulted in a 91 percent loss of vernal pool resources in California (State of California 2003d). By 1973, between 60 and 85 percent of the area within the Central Valley that once supported vernal pools had been destroyed (Holland 1978). In the ensuing 30 years, threats to this habitat type have continued and resulted in a substantial amount of vernal pool habitat being converted for human uses in spite of Federal regulations implemented to protect wetlands. For example, between 1987 and 1992, 467 acres of wetlands within the Sacramento area were filled pursuant to Nationwide Permit 26 (Service 1992). A majority of those wetlands losses involved vernal pools, the endemic habitat of the vernal pool tadpole shrimp, the vernal pool fairy shrimp (shrimp), and slender and Sacramento Orcutt grasses. It is estimated that within 20 years human activities will destroy 60 to 70 percent of the remaining vernal pools (Coe 1988).

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

Human population growth in Sacramento County has steadily increased. On the average, Sacramento County has experienced an annual population increase of 1.38 percent for the period between 1991 and 1999 (Service 2000). For the period between 1990 and 2000, population growth in Sacramento County increased 17.5 percent, with an average annual growth rate of 17.5 percent (State of California 2002). This annual growth appears to be increasing, as demonstrated by the 2.63 percent and 2.2 percent increases in population growth in 2001 and 2002, respectively (State of California 2003a, 2003b). Increased housing demand and urban development accompany the population growth in Sacramento County. Between 1990 and 2000, housing units in Sacramento County increased by 1.37 percent annually (State of California

2000, 2003c). Population growth and concomitant housing demand and subsequent vernal pool resource development are projected to continue. Population projections for Sacramento County are expected to increase above 2000 levels by 19.7 percent in 2010, by 28 percent in 2015, and by 37.5 percent in 2020 (State of California 2001).

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

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

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

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

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

Vernal pool complexes, occurring north of the Cosumnes River/Deer Creek drainage and within the USB, contain a high density of occupied pool of both vernal pool tadpole shrimp and vernal pool fairy shrimp. There are 31 known occurrences of vernal pool tadpole shrimp inside the USB, compared to 17 occurrences outside the USB (CNDDB 2004). There are 25 known occurrences of vernal pool fairy shrimp inside the USB, compared to 18 occurrences outside the USB (CNDDB 2004). The data from the CNDDB do not reflect additional reported records in the Sunrise-Douglas area, where 137 occurrences of vernal pool tadpole shrimp and 46 occurrences of vernal pool fairy shrimp, and 2 occurences of orcutt grasses (2 slender Orcutt grass and 4 Sacramento Orcutt grass) are reported (pers. comm., Arnold Roessler, Service, 2004). An additional occurrence of slender Orcutt grass has been reported, but not recorded in the CNDDB (pers. comm.. Pete Balfour, ECORP Consulting, 2004).

The vernal pools on the proposed project site are classified as the old-terrace type and are located on soils associated with Laguna geologic formation. Old-terrace is a rapidly disappearing habitat type in Sacramento County that consists of ancient river channel deposits that were laid down from 600,000 to more than one million years ago by the American River. By comparison, young-terrace formation dates from 100,000 to 200,000 years ago. Old-terrace formation generally has a higher density of vernal pools, deeper pools, and a greater number of special status plants and crustaceans than young-terrace formations. Some special status species found in old-terrace pools may have evolved from species inhabiting shores of ancient lakes in the Central Valley. Old-terrace pools may have served as refugia for these species as the lakes disappeared (pers. comm., K. Fuller, Service, 2004). Sacramento County contains an estimated 764 wetted acres of vernal pools on low terrace, 1,390 wetted acres of vernal pools on high terrace, and 189 wetted acres of vernal pools on volcanic mudflow vernal pools.

There are two predominant soil types found within south Sacramento County. The Valley Springs soil type typifies Gill Ranch, located in Sacramento County, approximately 12 miles southeast of the proposed project site. Vernal pools found within the Valley Springs soil type are

the young-terrace formation. Young-terrace formations, because they have a higher slope gradient, tend to have fewer vernal pools that are typically smaller and more shallow. These vernal pools also are inundated for shorter durations. These factors typically result in lower species diversity. Generally, the larger the vernal pool on this soil type, the higher its biotic diversity. Vernal pool fairy shrimp, vernal pool tadpole shrimp, and Sacramento Orcutt grass are less likely to occur in young-terrace formation vernal pools found on Valley Springs soils (pers. comm., Holland, 2004).

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

Several areas containing old-terrace formation have been protected for their high quality vernal pool habitat and high concentration of special status species populations by the Sacramento Valley Conservancy (SVC). This potential preserve area, the SVC's Vernal Pool Prairie Preserve, would cover 2,000 to 3,000 acres and supports a variety of special status plants and animals on relatively undisturbed grasslands containing young and old terrace formations and northern hardpan vernal pools. Within the proposed Prairie Preserve, areas already protected include the Arroyo Seco Mitigation Bank, the Excelsior 184 parcel, and the Sacramento County-owned Multi Cultural Park; outside of the proposed Prairie Preserve, the Sunrise Douglas Preservation Bank, and a portion of Howard Ranch are protected. All of these preserves are within proposed critical habitat for the two listed vernal pool crustaceans addressed in this biological opinion.

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

Vernal pool fairy shrimp located within the Sunridge Specific Plan: There is one record within the Sunridge Specific Plan boundaries, and another 17 records located within five miles of the Sunridge Specific Plan area boundaries. The nearest occurrence (# 43) of this species, observed in March 1996, is a half of a mile southwest of the proposed project site (CNDDB 2004).

Vernal pool tadpole shrimp within the Sunridge Specifi Plan: There are two records within the Sunridge Specific Plan boundaries, and another 23 records within five miles of these boundaries. The nearest two occurrences (# 54 and # 23) of this species are within 1.5 miles of the proposed project site. One of these recorded occurrences (# 54), located to the west of the site, was

observed in February of 1993; and the other recorded occurrence (# 23), located to the east of the site, was observed in 1996 (CNDDB 2004).

The proposed Sunridge Village J project site has not been surveyed for the presence of either of these vernal pool crustaceans. All of the vernal pools and seasonal wetlands on the proposed project site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site (Foothill Associates 2004a).

Effects of the Proposed Action

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

Both vernal pool fairy shrimp and vernal pool tadpole shrimp have been documented to occur within the Sunridge Specific Plan area. Focused surveys for vernal pool crustaceans were conducted on the proposed project using the Service's current Dip Net protocol between February and March of 1993 by Sugnet and Associates (1993). The results of these surveys indicated the presence of California linderiella (*Linderiella occidentalis*) from four discrete locations and vernal pool fairy shrimp from one location. All of the vernal pools and seasonal wetlands on the proposed project site, however, provide appropriate habitat for both vernal pool fairy shrimp and vernal pool tadpole shrimp. Because these species are known from other parcels within the SDCPA and vicinity, and it is likely the vernal pool crustaceans would disperse within the watershed between the project sites, the applicant assumes presence of vernal pool fairy shrimp and vernal pool tadpole shrimp in all suitable habitat on the proposed project site. Therefore, construction of the proposed project in any portion of the proposed project site that supports suitable habitat is likely to adversely affect populations of vernal pool fairy shrimp and vernal pool tadpole shrimp.

Direct Effects

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

The proposed project would result in fill of 1.88 acres of vernal pools and 0.22 acres of seasonal wetlands that provide suitable habitat for and may be potentially occupied by vernal pool fairy shrimp and vernal pool tadpole shrimp. The Service considers an entire vernal pool or seasonal wetland to be directly affected when even a portion of it is filled or subject to similar direct affects. Therefore, although 0.07 acre of the directly affected vernal pools extends beyond the proposed project site onto an adjacent property, the Service considers these portions to also be directly affected.

Interrelated and Interdependent Actions

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

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

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

Continuing development in southern Sacramento County requires the installation of supporting infrastructure, such as sewer interceptors. The proposed Laguna Creek Interceptor would carry waste from developments that are scheduled for the Laguna area. The exact route of the proposed Laguna Creek Interceptor is not known at this time; however the proposed project could have both direct and indirect effects on listed vernal pool crustaceans, and other listed

species. The proposed Laguna Creek Interceptor, approximately 87,000 feet in length, would extend eastward from the Sacramento Regional Water Treatment Plant (SRWTP) to east of Sunrise Boulevard (SRCSD 2000). The proposed Laguna Creek Interceptor would service an area which extends northwest from the intersection of Bradshaw and Calvin Roads nearly to the intersection of White Rock and Scott Roads, including the entire proposed Sunrise-Douglas development. This proposed interceptor would also provide tie-ins for the future Deer Creek Interceptor, approximately 90,000 feet in length, which is proposed for construction between 2021 and 2032, and the Aerojet Interceptor, approximately 55,000 feet in length, which is proposed for construction between 2014 through 2033 (SRCSD 2000). These two interceptors would eventually service areas east of Grant Line Road and northeast of Sunrise Road, respectively. Construction for the proposed Laguna Creek Interceptor is proposed for 2010 through 2024.

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

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

Indirect Effects

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

Indirect effects to vernal pools in the project vicinity that could result from the implementation of the proposed project include hydrologic alteration, habitat fragmentation, disturbances from construction equipment, non-point source pollution, and impacts from human encroachment.

The Service considers all vernal pool crustacean habitat not considered to be directly affected but within 250 feet of proposed construction activities to be indirectly affected by project implementation. Indirectly affected habitat includes all habitat supported by future destroyed areas and swales, and all habitat otherwise damaged by loss of watershed, human intrusion, introduced species, and pollution that will be caused by the proposed project.

The proposed project activities will indirectly affect 0.39 acres of vernal pool crustacean habitat, including 0.36 acres of vernal pools and 0.03 acres of seasonal wetlands. Although these features exist on land that is proposed for future development, (*i.e.,* Sunridge 530), assurance is not given to the timing of groundbreaking on the proposed Sunridge 530 project, and therefore, effects must be accounted for as they occur. These features will be indirectly affected by construction activities occurring within 250 feet of them. Individual crustaceans and their cysts, which may inhabit these vernal pools and seasonal wetlands, may be injured or killed by any of the following indirect effects:

Erosion - The ground disturbing activities in the watershed of vernal pools associated with the proposed project action area are expected to result in siltation when pools fill during the wet season following construction. Siltation in pools supporting listed crustaceans may result in decreased cyst viability, decreased hatching success, and decreased survivorship among early life history stages, thereby reducing the number of mature adults in future wet seasons. The proposed project construction activities could result in increased sedimentation transport into vernal pool crustacean habitats during periods of heavy rains.

Changes in hydrology - The biota of vernal pools and swales can change when the hydrologic regime is altered (Bauder 1986, 1987). Survival of aquatic organisms like the vernal pool fairy shrimp and vernal pool tadpole shrimp are directly linked to the water regime of their habitat (Zelder 1987). Therefore, construction near vernal pool areas will, at times, result in the decline of local sub-populations of vernal pool organisms, including fairy shrimp and tadpole shrimp.

Introduction of non-natives - There is an increased risk of introducing weedy, non-native plants into the vernal pools both during and after project construction due to the soil disturbance from clearing and grubbing operations, and general vegetation disturbance associated with the use of heavy equipment.

Chemical contamination - The runoff from chemical contamination can kill listed species by poisoning. Oils and other hazardous materials associated with construction equipment could be conveyed into the vernal pool crustacean habitats by overland runoff during the rainy season, thereby adversely affected water quality. Many of these chemical compounds are thought to have adverse affects on all of the listed vernal pool crustaceans and/or their cysts. Individuals may be killed directly or suffer reduced fitness through physiological stress or a reduction in their food base due to the presence of these chemicals.

In addition to the adverse effects detailed above, the proposed project will contribute to a local and range-wide trend of habitat loss and degradation, the principal reasons that the vernal pool

fairy shrimp and vernal pool tadpole shrimp have declined. The proposed project will contribute to the fragmentation and reduction of the acreage of the remaining listed vernal pool crustacean habitat located in south Sacramento County and throughout the range of these two listed vernal pool crustaceans.

Cumulative Effects

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

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

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

The Service is aware of other projects currently under review by the State, County, and local authorities where biological surveys have documented the occurrence of federally-listed species. These projects include such actions as urban expansion, water transfer projects that may not have a Federal nexus, and continued agricultural development. The cumulative effects of these known actions pose a significant threat to the eventual recovery of these species. Because the vernal pool tadpole shrimp and vernal pool fairy shrimp are endemic to vernal pools in the Central Valley, coastal ranges, and a limited number of sites in the transverse range and Santa Rosa plateau of California, the Service anticipates that a wide range of activities will affect these

species. Such activities include, but are not limited to: (1) urban development, (2) water projects, (3) flood control projects, (4) highway projects, (5) utility projects, (6) chemical contaminants, and (7) conversion of vernal pools to agricultural use. Many of these activities will be reviewed under section 7 of the Act as a result of the Federal nexus provided by section 404 of the Federal Water Pollution Control Act, as amended (Clean Water Act).

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

Conclusion

After reviewing the current status of the vernal pool fairy shrimp and vernal pool tadpole shrimp, the environmental baselines for the area covered by this biological opinion, the effects of the proposed project, and the cumulative effects, it is the Service's biological opinion that Sunridge Village J project, as proposed, is not likely to jeopardize the continued existence of these species. Critical habitat has not been designated in Sacramento County for either the vernal pool fairy shrimp or the vernal pool tadpole shrimp. Therefore, the proposed project is not likely to destroy or adversely modify designated critical habitat for the vernal pool fairy shrimp and the vernal pool tadpole shrimp.

INCIDENTAL TAKE STATEMENT

Section 9(a)(1) of the Act and Federal regulation pursuant to section 4(d) of the Act prohibit the take of endangered and threatened fish and wildlife species without special exemption. Take is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. Harm is defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by impairing behavioral patterns including breeding, feeding, or sheltering. Incidental take is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(o)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the Act provided that such taking is in compliance with this Incidental Take Statement.

The measures described below are non-discretionary, and must be implemented by the Corps so that they become binding conditions of any grant or permit issued to the applicant, as appropriate, in order for the exemption in section 7(o)(2) to apply. The Corps has a continuing duty to regulate the activity covered by this incidental take statement. If the Corps (1) fails to require any entity participating in the project to adhere to the terms and conditions of the incidental take statement through enforceable terms that are added to the permit or grant document, and/or (2) fails to retain oversight to ensure compliance with these terms and conditions, the protective coverage of section 7(o)(2) may lapse.

Amount or Extent of Take

The implementation of the proposed project will directly affect 2.10 acres and indirectly affect 0.39 acre of vernal pool crustacean habitat. The Service anticipates incidental take of vernal pool tadpole shrimp and vernal pool fairy shrimp will be difficult to detect or quantify for the following reasons: the aquatic nature of the organisms and their relatively small body size make the finding of a dead specimen unlikely; losses may be masked by seasonal fluctuations in numbers and other causes; and the species occurs in habitat that makes them difficult to detect. Due to the difficulty in quantifying the number of vernal pool fairy shrimp and vernal pool tadpole shrimp that will be killed as a result of the proposed action, the Service is quantifying take incidental to the project as the number of acres of vernal pool crustacean habitat that will become unsuitable for the listed species due to direct or indirect affects as a result of the proposed project. Therefore, the Service estimates that all vernal pool fairy shrimp and vernal pool tadpole shrimp inhabiting 2.49 acres of vernal pool crustacean habitat will harassed, harmed, injured, or killed, as a result of the proposed project.

Upon implementation of the following reasonable and prudent measures, all vernal pool fairy shrimp and vernal pool tadpole shrimp inhabiting 2.49 acres of vernal pool crustacean habitat will become exempt from the prohibitions described under section 9 of the Act for direct and indirect effects associated with the proposed Sunridge Park project. The listed vernal pool crustaceans may be harmed, harassed or killed in association with the acres exempted under Section 9 of the Act. No other forms of take are authorized under this opinion.

Effect of the Take

In the accompanying biological opinion, the Service has determined that this level of anticipated take is not likely to result in jeopardy to the vernal pool tadpole shrimp and vernal pool fairy shrimp. The proposed project is not likely to result in destruction or adverse modification of designated critical habitat for the vernal pool fairy shrimp and vernal pool tadpole shrimp because no critical habitat for these species has been designated in the proposed action area.

Upon implementation of the following reasonable and prudent measures, incidental take associated with the proposed project on the vernal pool fairy shrimp and vernal pool tadpole shrimp in the form of harm, harassment, and mortality in the form of habitat degradation will become exempt from the prohibitions described under section 9 of the Act for direct and indirect effects.

Reasonable and Prudent Measures

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

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

Terms and Conditions

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

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

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

3. The Corps shall assure all conservation measures as proposed by the project proponent (pages 10-12 of the *Sunrise Village J Section 7 Biological Assessment* (Foothill Associates 2004a), in the September 21, 2004, letter from Foothill Associates to the Service, in the October 14, 2004, letter from Foothill Associates to the Service, and in the November 2, 2004, letter from Foothill Associates to the Service), and identified by the Service in the project description of our biological opinion are fully implemented.

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

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

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

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

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

e. Prior to groundbreaking, high-visibility fencing that is at least 5 feet tall shall be placed along the boundaries of the construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying onto adjacent off-site habitat. Such fencing will be inspected by the on-site biologist at the beginning of each work day and maintained in good condition. The fencing may be removed only when the construction of the project is completed.

f. During construction operations, the number of access routes, number and size of staging areas, and the total area of the proposed project activity will be limited to the minimum necessary. Routes and boundaries will be clearly demarcated. Movement of heavy equipment to and from the project site will be restricted to established roadways to minimize habitat disturbance, and all vehicle traffic on access road will observe a speed limit of 20 miles per hour. The stockpiling of construction materials, portable equipment, vehicles, and supplies will be restricted to the designated construction staging areas and exclusive of the wetland avoidance areas. All fueling, cleaning, and maintenance of vehicles and other equipment will occur only within designated areas and at least 250 feet away from any wetland habitats. The applicant will ensure contamination of habitat does not occur during such operations. All workers will be informed of the importance of preventing spills and appropriate measures to take should a spill occur. Any spills or hazardous materials will be cleaned up immediately. Such spills will be reported in the post-construction compliance reports.

g. To control erosion during and after implementation of the project, the applicant will implement best management practices (BMPs), as identified by the Central Valley

Regional Water Quality Control Board. Erosion control measures and BMPs, which retain soil or sediment, runoff from dust control, and hazardous materials on the construction site and prevent these from entering the vernal pool complexes, will be placed, monitored, and maintained throughout the construction operations. These measures and BMPs may include, but are not limited to, silt fencing, sterile hay bales, vegetative strips, hydroseeding, and temporary sediment disposal. The Stormwater Pollution Prevention Plan (SWPPP) described in the Description of the Proposed Action section of this Biological Opinion shall include these and any other measures necessary to prevent the discharge of contaminated runoff onto the adjacent offsite wetland habitats.

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

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

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

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

8. The applicant has proposed to offset direct and/or indirect effects of vernal pool crustacean habitat through habitat restoration or creation. Prior to any fill of wetlands on the proposed project site, credits commensurate with acreage commitment shall be

dedicated within a Service-approved habitat restoration/creation bank. If the applicant chooses not to use an approved creation/restoration bank, then at least 90 days prior to construction, the applicant shall submit documentation of the creation/restoration habitat including: construction plan, conservation easement, management plan, funding instrument, easement holder etc. for our approval. The following criteria will be used by the Service when approving a restoration/creation site:

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

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

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

Reporting Requirements

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

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

The project proponents shall submit a post-construction compliance report prepared by the monitoring biologists to the Sacramento Fish and Wildlife Office (SFWO) within 30 calendar

days of the completion of construction activity. This report shall detail the following: (1) dates that construction occurred; (2) pertinent information concerning the success of the project in meeting conservation measures; (3) an explanation of failure to meet such measures, if any; (4) known project effects on the snake, if any; (5) occurrence of incidental take of vernal pool crustaceans and snakes, if any; and (6) other pertinent information.

CONSERVATION RECOMMENDATIONS

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

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

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

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

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

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

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

REINITIATION--CLOSING STATEMENT

This concludes formal consultation with the Corps on the proposed Sunridge Village J project. As provided in 50 CFR §402.16, re-initiation of formal consultation is required where discretionary Federal agency involvement or control over the action has been maintained (or is authorized by law) and if: (1) the amount or extent of incidental take is exceeded; (2) new

information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (3) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat that was not considered in this opinion; or (4) a new species is listed or critical habitat designated that may be affected by the action. In instances where the amount or extent of incidental take is exceeded, any operations causing such take must cease pending re-initiation.

Please contact this office at (916) 414-6645 if you have any questions regarding the proposed Sunridge Village J project.

Sincerely,

FOR Susan Moore
Acting Field Supervisor

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

Table 1 – In Text

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Appendix C:
Sunridge Park Drainage Design

Drainage Design

Sunridge Park

Prepared for:

River West Investments

U.S. Army Corps of Engineers

May 9, 2005

Submitted by:

FOOTHILL ASSOCIATES

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Appendix

1.0 INTRODUCTION

This document outlines design measures that will be implemented during Phase 1 and Phase 2 of construction of the Sunridge Park project, City of Rancho Cordova, California (Figure 1), to maintain hydrology and manage storm water flows for the purpose of protecting adjacent wetland habitats. Of particular concern to the U.S. Fish and Wildlife Service (Service) and U.S. Army Corps of Engineers (Corps) is minimization of impacts to wetlands south of the Sunridge Park site, on the adjacent Sunridge Village property.

The Sunridge Park project is located within the Sunrise Douglas Community Plan Area (SDCPA). In 2004, the Service, Corps, and Environmental Protection Agency (EPA) jointly developed "A Conceptual Strategy for Avoiding, Minimizing, and Preserving On-Site Aquatic Resource Habitat in the Sunrise Douglas Community Plan Area" (July 2004; Conceptual Strategy). This conceptual strategy includes ten conservation principles and standards to be applied to projects within the SDCPA, two of which relate to maintaining hydrology and managing storm water flows, are as follows:

#1. ***Maintain overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, duration, and frequency of flows, including restricting summer nuisance flows.***

#3. ***Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in the Preserve Areas, including minimizing changes in baseline flows in the receiving waters to the extent practicable to minimize direct and indirect impacts to aquatic resources in the preserve areas and to avoid significant impacts to the function and values of the preserve areas.***

Although the Sunridge Village property is not a "Preserve Area", the Service and Corps have requested that the Sunridge Park project applicants demonstrate how project design measures will minimize hydrologic impacts to the Sunridge Village property consistent with the agencies' Conceptual Strategy. This report describes such measures.

2.0 PHASE 1

The following describes storm water management measures to be implemented during Phase 1 of construction. Phase 1 is that portion of the development on the Sunridge Park project site that avoids the existing wetlands. This work is proposed to commence prior to the issuance of the Army Corps 404 permit and is consistent with the wetland avoidance plan.

2.1 Storm Water Collection

A temporary storm water collection system will be developed during initial project construction to prevent non-point discharges at the periphery of development that would otherwise flow into adjacent habitat. Flow diversion and detention structures, including sediment traps and storage berms, will be constructed to collect run-off and direct it towards two on-site basins: one detention basin in the southeasterly corner of the project site, and one water quality basin at the western edge of the project site (Figure 2). Detention is not proposed for the watershed that drains to the west due to downstream capacity. Hydrologic and hydraulic analyses were conducted using Manning's equations, Hydrocalc and HEC-1 models to design the basins and channels. Please refer to the July 2004 Sunridge Park Drainage Study provided in Appendix A for additional details on basin sizing.

Storm water will flow from the southeasterly basin into an on-site natural swale through effective energy dissipation, and then off site to the south. Storm water will also flow from the westerly basin to an on-site natural swale, which will then flow via natural swales through the Sunridge Lot J and Sunridge 250 sites (for which Individual 404 Permit applications are currently being processed by the Corps) and then into a constructed channel within the Anatolia development (Figure 1).

All flows in the natural channel that enters the site in the northeast corner will be diverted across a portion of the site back to the natural channel in a constructed channel lined with an erosion control blanket.

2.2 Storm Water Treatment

Storm water captured in the detention basins during construction will be treated prior to discharge. Please refer to the treatment system details provided in Figure 2. A 750-gallons per minute (gpm) treatment system will operate at each detention basin to ensure that all applicable water quality standards are met. As such, construction discharge flow rates will be limited to the treatment flow rates which are currently designed for a maximum of 1,500 gpm. A Monitoring and Spill Response Plan will be developed and implemented which will include specified monitoring and reporting frequencies for the freeboard of the basins during Phase 1 to determine if the basins are approaching capacity (nearing a point of discharge). If it is determined that the basins are approaching capacity during Phase 1 and the treatment system flow rates are not enough to prevent

overtopping, additional measures will be implemented such as providing additional storage in baker tanks or sediment basins and/or providing additional treatment systems.

2.3 Construction Storm Water Pollution Prevention Plan

Grading activities are designed to minimize off-site storm water runoff that might otherwise impact surrounding habitat. Measures will be implemented during Phase 1 to avoid adverse impacts to wetlands on adjacent properties. Standard construction Best Management Practices (BMPs) will be incorporated into construction designs, plans and specifications. A Storm Water Pollution Prevention Plan (SWPPP) will be implemented with the following objectives; (a) to identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the project; (b) to identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the site during construction; (c) to outline and provide guidance for BMP monitoring; (d) to identify project discharge points and receiving waters; (e) to address post-construction BMP implementation and monitoring; and (f) to address sediment / siltation / turbidity and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy. The construction BMPs for the Project will include the following specific measures for avoiding adverse impacts to the open space preserve and adjacent properties.

2.3.1 Hydroseeding

All constructed slopes adjacent to habitat on the Sunridge Village site shall be hydroseeded with a native grassland mix as soon as final grade is achieved. The hydroseed mix will be applied with a tackifying agent at a rate of at least 2 tons/acre and based on manufacturer's recommendations. The tackifying agent will be a hydraulic matrix which when applied, and upon drying, adheres to the soil to form a 100% cover which is biodegradable, promotes vegetation, and minimizes soil erosion to the maximum extent practicable. The hydroseed mix will not be applied before, during, or immediately after rainfall so that the matrix will have an opportunity to dry 24 hours after installation.

2.3.2 Sediment and Erosion Control

Certified weed-free straw wattles will be installed at the base of all slopes, adjacent to the open space/wetland preserve, along the perimeters of the detention pond, and along the property lines of the Property Site. The existing Douglas and Jaeger Roads currently provide additional erosion and sediment control to the north and west. Both road improvement projects will be subject to a SWPPP and BMP monitoring. Prior to installation of the straw wattles, a concave key trench approximately 2 to 4 inches deep will be contoured along the proposed installation route. Soil excavated for the trenching will be placed on the uphill or flow side of the straw wattles to prevent water from undercutting the straw wattles. Stakes will be driven in on alternating sides of the straw wattles and the stakes will be tied at the top with twine, to hold them in place. The straw wattles will be maintained until the native grassland vegetation is fully established and the soil is stabilized.

2.3.3 Excavated Material

During construction (Phase 1) all excavated materials will be deposited or stored such that this material cannot be washed into any watercourse, and excess supplies of certified weed-free straw bales, straw wattles and/or sedimentation fencing will be available at the construction site for periodic site-specific use as needed.

2.3.4 Staging Areas

Staging areas for construction equipment will be located so that spills of oil, grease or other petroleum by-products will not be discharged into any watercourse or sensitive habitat. No refueling, storage, servicing, or maintenance of equipment will take place within 100 feet of the open space preserve or adjacent off-site habitat. All machinery will be properly maintained and cleaned to prevent spills and leaks. Any spills or leaks from the equipment will be reported and cleaned up in accordance with applicable local, state and/or federal regulations.

2.3.5 Construction Fencing

Prior to starting the land disturbing activities associated with Phase 1, temporary fencing will be installed along the boundaries of the construction zone to clearly mark this zone and to prevent construction vehicles or personnel from straying into the wetland areas, onto the open space preserve or adjacent off-site habitat.

3.0 PHASE 2

The following describes storm water management measures to be implemented during Phase 2 of construction. Phase 2 is that portion of the development on the Sunridge Park project site that impacts the existing on-site wetlands and includes upsizing the basin in the southeastern corner to handle on-site and off-site build out conditions. This work is proposed to commence after to the issuance of the Army Corps 404 permit.

3.1 Detention Basin

Before earth disturbing activities associated with Phase 2 are to commence, the detention basin in the southeast corner of the project site will be modified to provide both long term water quality treatment (retention) and flood control (detention or attenuation). The upsized basin has been designed to handle flows generated from the entire Sunridge Park site, as well as the proposed developments northeast of the project site (North Douglas 1 and North Douglas 2) and approximately 100 residential lots on the Douglas 103 property. Please refer to the Ultimate Regional Drainage Conditions section of the attached Sunridge Park Drainage Report for additional details on this regional basin. The post-construction basin has been designed using Sacramento County design guidelines to provide approximately 0.5" runoff (six acre feet) for the purpose of water quality treatment and 15.6 acre feet of flood control storage. The basin will be approximately seven feet deep, of which two feet will provide for water quality volume and five feet will provide for flood control volume. A fence will be installed around any basins greater than five feet deep to address the potential safety hazard.

3.2 Drainage Channel

The permanent drainage channel to be constructed south of the project site that will convey the treated storm water from the permanent basin into the tributary of Morrison Creek to the south of the Project site will be designed with outlet protection. The discharge area will be flared at the lower end and lined with a 10-12 inch rock to prevent erosion and scouring of the embankment and channel at its point of entry with the tributary to Morrison Creek.

3.3 Nuisance Flow Avoidance Measures

To avoid potential impacts of summer nuisance flows (increased duration of storm water flows) in the adjacent habitat, the permanent detention basin has been designed to retain normal summer flows.

A Monitoring and Spill Response Plan will be developed and implemented which will include specified monitoring and reporting frequencies for the basin freeboard in Phase 2 to determine if the basin is approaching capacity in the dry season, what measures will be taken if the basin is approaching capacity (i.e. increased evaporation and/or infiltration) and clearly defines the emergency steps that will be taken as a result of accidental release from the basin into adjacent habitat area during the dry season. Design features such as

shut-off valves or gates may be needed based on this plan. Emergency measures may also include pumping water out of adjacent habitat.

4.0 DISCUSSION

The permanent detention basin and storm water release system have been designed to prevent increases in peak flow rates from pre-project conditions. Flow duration would likely increase somewhat, but only during the wet season as summer nuisance flows would be prevented.

The detention basin will increase lag time of storm water flows, decrease the rate and volume of run-off through enhanced filtration opportunities, and provide pollutant removal through settling and biofiltration. Releases from the detention basin will be maintained to prevent peak storm water flow rates from exceeding pre-project flow rates.

Figure 1 — Site and Vicinity

Figure 2 —Phase 1 Storm Water Management Schematic

Appendix A — July 2004 Sunridge Park Drainage Study

See Attached.

Drainage Study

Sunridge Park

County of Sacramento, California

July 2004

Prepared By

WOOD RODGERS

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Executive Summary

Sunridge Park is a proposed 250-acre residential development located in the City of Rancho Cordova within Sacramento County, California.

The purpose of this report is to analyze and document the required on-site and off-site drainage facilities for Ultimate Conditions and provide an alternative solution for Interim Conditions. The Anatolia I & II Study (Wood Rodgers Inc., 12/04/03) was used as a basis for this report.

Based on the "Final Master Drainage Study, Sunrise Douglas Community Plan Area, Sacramento, California," October 16, 1998, prepared by The Spink Corporation and on the Anatolia I & II Study, the development of the site will require construction of the on-site regional detention basin, SMCC7D, for Ultimate Conditions. This basin is sized to meet the constraints posed by Sunrise Blvd. and by the Folsom South Canal overcrossings as identified in the Anatolia I & II Study.

Because regional detention basin SMCC15D (ultimately to be located off-site on the Sunridge 250 property) may not yet be built when Sunridge Park is initially developed, an interim water quality basin is proposed for Interim Conditions in the western shed. Interim detention is not proposed due to existing downstream capacity.

In order to assure that the proposed detention was consistent with the Anatolia I & II Study, hydrographs for Ultimate Conditions at the edge of the Sunridge Park property were compared with the hydrographs assumed in the Anatolia I & II Study. The proposed hydrographs are noted to be less than those assumed in the Anatolia I & II Study.

The Sunridge Park site can be developed under Interim Conditions with the partial construction of ultimate detention and water quality basin SMCC7D, including the associated channel improvements, and the water quality basin at the west property line of the property, including associated channel improvements. This interim system can be constructed to serve the site whether or not development outside of the property is to occur.

Ultimately, the detention and water quality needs of western shed of Sunridge Park will be handled via the downstream basin, SMCC15D. Presently, no detention is required for the western shed as a detailed HEC-RAS analysis provided under separate cover (Wood Rodgers, Inc. Sunridge Park Drainage Study Response to Comments mailed on May 6, 2004) has shown that the increased flows can be adequately conveyed at the downstream constraints imposed by Sunrise Boulevard and the Folsom South Canal overcrossings.

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1. INTRODUCTION

1.1 OVERVIEW

Sunridge Park is a proposed 250-acre residential development located in the County of Sacramento, California. The proposed land use consists of mostly single-family residential development with some multi-family residential development. The site is bounded by Douglas Road on the north, the Sunridge Village property on the south, the Sunridge Lot J property on the west, and the Douglas 103 and Grantline 208 properties on the east.

The western side of the property drains to the north branch of Lower Morrison Creek. This stream is currently being improved downstream of the Site as part of the Anatolia I & II project. The stream eventually crosses the Folsom South Canal immediately west of Sunrise Blvd. The eastern side of the property drains to the south branch of Lower Morrison Creek. This stream is currently being improved downstream of the Site as part of the Anatolia I & II project. The stream eventually crosses the Folsom South Canal immediately west of Sunrise Blvd. as well.

The site is located within the Sunridge Specific Plan Area (SSP), which is located within the Sunrise Douglas Community Plan Area (SDCPA). See Figures 1 and 2.

Much of the property within the SDCPA is slated for development in the near future. Close coordination among the developers will be beneficial and add to the efficiency of the regional drainage system.

1.2 PURPOSE

The purpose of this report is to analyze and document the required on-site and regional drainage facilities for Ultimate Conditions. Additionally an Interim alternative is presented for achieving water quality needs in the event that Sunridge Park was to develop prior to the construction of downstream basin SMCC15D and sheds upstream of SMCC7D being developed.

This report builds on the drainage concepts forwarded in previous studies as noted below.

1.3 PREVIOUS STUDIES

Hydrologic impacts of the development of the SSP within the SDCPA were determined in the "Final Master Drainage Study, Sunrise Douglas Community Plan Area, Sacramento, California," October 16, 1998, prepared by The Spink Corporation, (SDCPA study).

The Sunrise Douglas Property Owners Association then contracted with MHM Engineering to develop UNET models of the proposed/detained conditions. The MHM UNET models were to be used to refine the detention and open channel requirements. These MHM UNET models have been reviewed by Sacramento County Dept. of Water Resources (MHM Study).

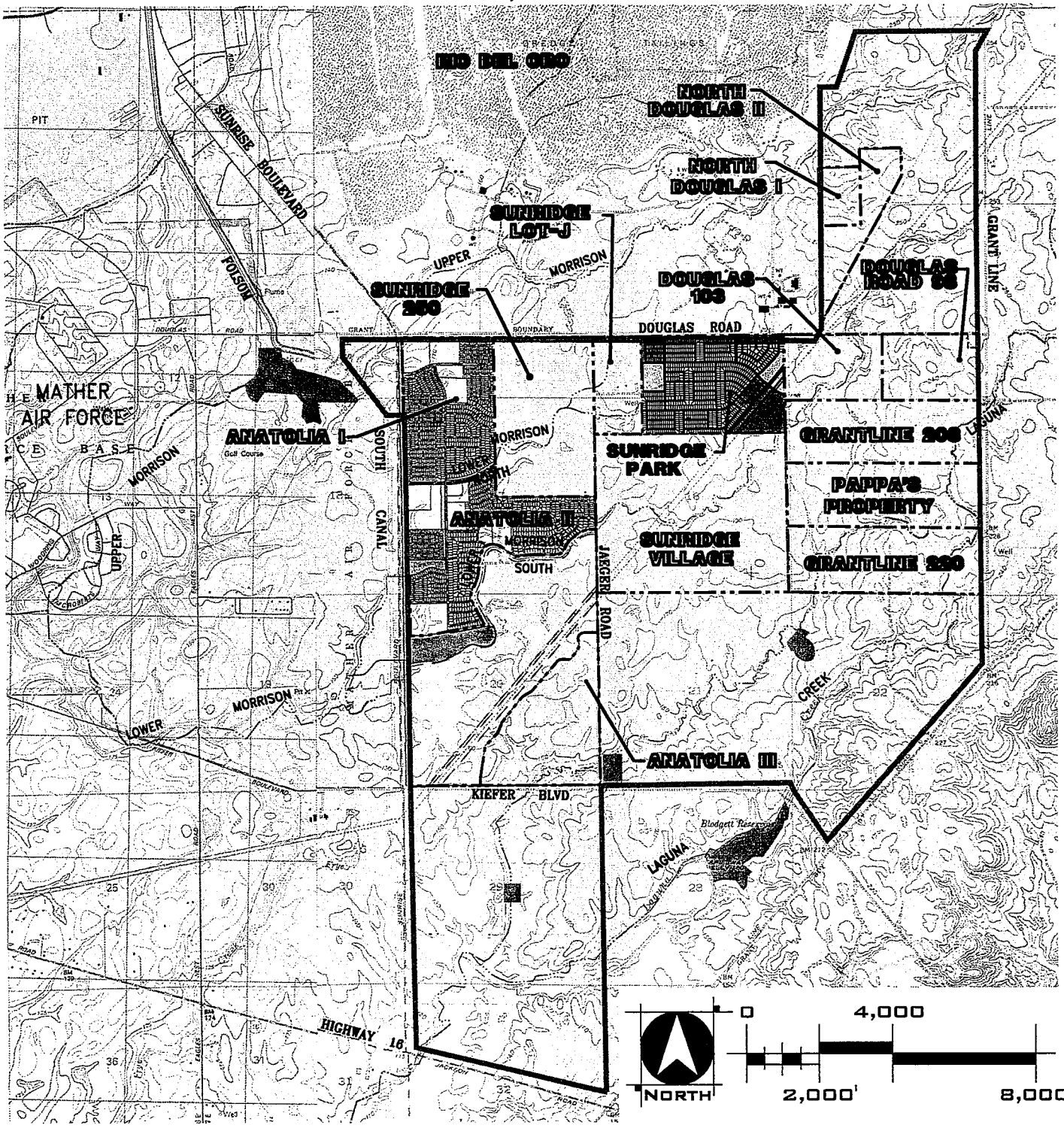
FIGURE 1

VICINITY MAP

SUNRIDGE PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY, 2004



LEGEND:

- SUNRISE-DOUGLAS COMMUNITY PLAN AREA BOUNDARY
- PROPERTY BOUNDARY
- SUNRIDGE SPECIFIC PLAN AREA BOUNDARY
- WATERWAYS AND DRAINS

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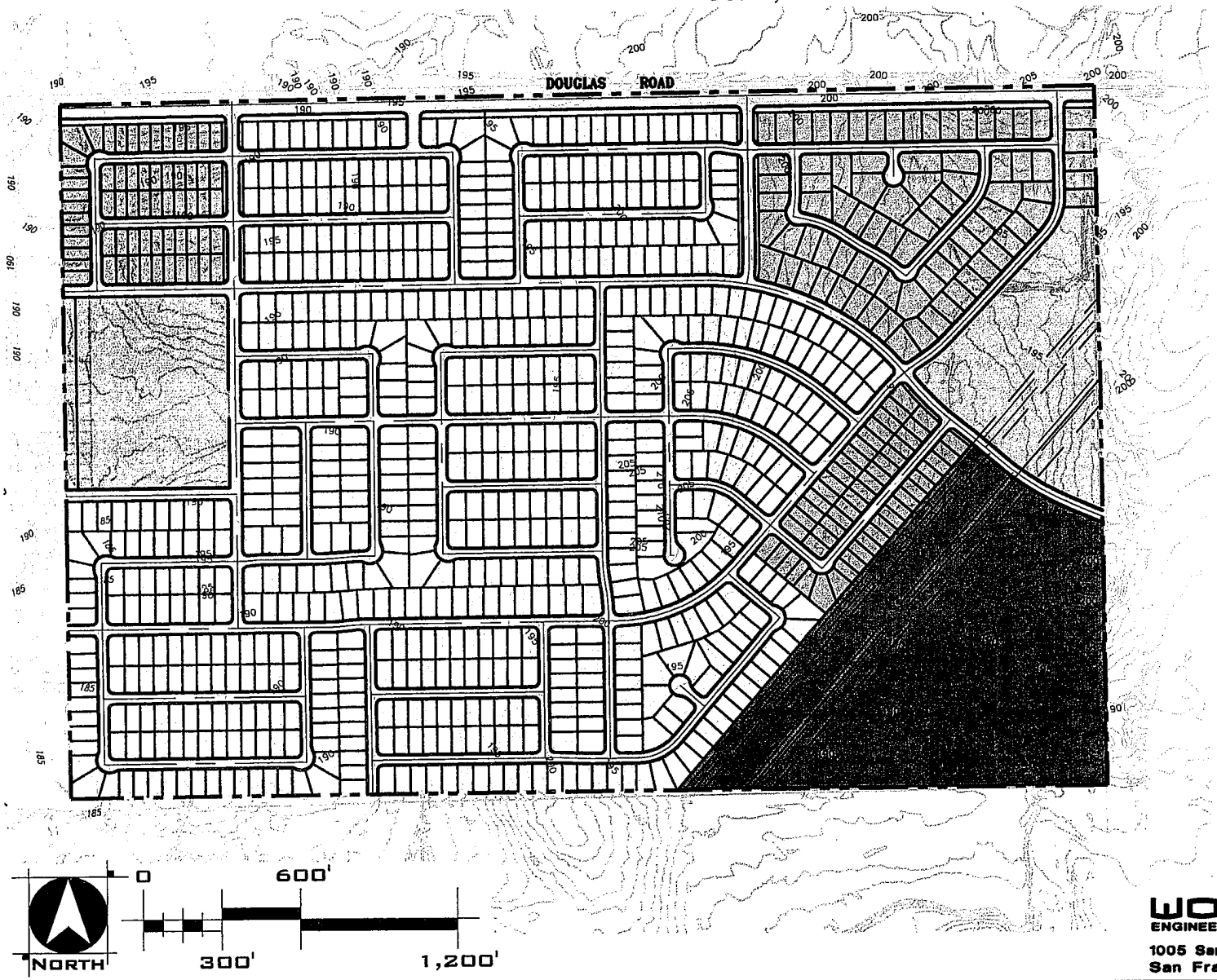
SITE PLAN

FIGURE 2

SUNRIDGE PARK

CITY OF SACRAMENTO, CALIFORNIA

JULY, 2004



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Wood Rodgers, Inc. developed a "Master Drainage Study for Anatolia I & II" dated December 4, 2003 (Anatolia I & II Study). This study was based on the regional drainage concepts proposed in the SDCPA Study and the MHM UNET models. The UNET models were refined to be used for design of the drainage facilities required for the development of the Anatolia I & II property.

The Anatolia I & II Study was used as a basis for this report in conjunction with other design constraints identified by the County of Sacramento Department of Water Resources.

1.4 EXISTING CONDITIONS

The existing land use of the site is generally open space and pastureland as noted on the cover aerial photograph. The site consists of gently rolling topography with poorly defined grassy swales. The site slopes generally to the south with elevations varying from approximately 208 on a ridge near the center of the site to 188 near the southwest corner of the property.

The North branch of Lower Morrison Creek (called Lower Morrison Creek – North Central Branch in the SDCPA) flows into Anatolia II from the east, is mitigated in an off-line detention basin, then crosses under Sunrise Blvd. in two 6' x 8' box culverts, to the northern Folsom South Canal overcrossing. This overcrossing is a 12' wide x 6' deep concrete overchute.

This branch of Morrison Creek is currently being improved as part of the Anatolia I project. The channel improvements will eventually continue east and north from Anatolia I when the Sunridge 250 property is developed. The channel improvements will be assumed to stop at the Anatolia I boundary for Existing and Interim Conditions.

The South branch of Lower Morrison Creek (called Lower Morrison Creek – Central Branch in the SDCPA) flows into Anatolia II from the east, is mitigated in an on-line detention basin, then crosses under Sunrise Blvd. in two 42" RCP culverts, to the northern Folsom South Canal overcrossing. This overcrossing is an 8' wide x 4.25' deep concrete overchute.

This branch of Morrison Creek is currently being improved as part of the Anatolia I project. The channel improvements will be assumed to stop at the Anatolia I boundary for Existing and Interim Conditions.

1.5 FEMA INFORMATION

The most recent Federal Emergency Management Agency's (FEMA) Flood Insurance Study (FIS) Flood Insurance Rate Maps (FIRMs) revised July 06, 1998, show the site as unstudied. The watershed at the eastern boundary of the Site is less than one square mile.

1.6 SOILS INFORMATION

Based on soil maps provided by Sacramento County, the Morrison Creek watershed consists of soils classified within the type "D" and "C" NRCS Hydrologic Soil Groups.

1.7 CRITERIA

1.7a Proposed Regional Facilities

10-year and 100-year flood hydrographs were developed using SACPRE and HEC-1 as documented in the City and County of Sacramento Hydrology Standards.

These hydrographs were developed for:

Existing Conditions – Anatolia I & II built (Phase I conditions in the Anatolia I & II Study), no other development in the watershed.

Ultimate Conditions – Entire SDCPA developed.

Interim Conditions – Same as Existing Conditions with Sunridge Park developed.

1.7b Proposed On-Site Facilities

The on-site drainage pipe system was designed consistent with the County of Sacramento requirements. Trunks were sized using the Nolte Design Flows in the pipes and 10-year peak water surfaces at the trunk outfalls into the basins.

Overland release in the streets was computed as the 100-year flow obtained from the Sacramento Method Charts minus the Nolte Design Flow above.

The design was conducted for Ultimate Conditions, and was checked to ensure that all criteria (HGLs, etc.) were met for Interim Conditions as well.

2. PROPOSED REGIONAL DRAINAGE FACILITIES

The Sunridge Park watershed consists of two subbasins; the Sunridge Park West Subbbasin, which is part of the Lower Morrison North Watershed, and the Sunridge Park East subbasin, which is a subshed of the Lower Morrison South Watershed. Subbasins are named according to the branch of Morrison Creek to which they are tributary (LMN for western subbasins, and LMS for eastern subbasin). Additionally, an E, I, or U is used to represent whether the shed is an Existing, Interim, or Ultimate Conditions shed. The number following the initial nomenclature is to identify the specific shed and increases as one moves up the watershed.

Based on the SDCPA and the Anatolia I & II reports, the development of the site will require a regional basin (SMCC7D) on-site for Ultimate Conditions. Because basin SMCC15D (to be located off-site on the Sunridge 250 property) will not yet be built when Sunridge Park is initially developed, a water quality basin is proposed for Interim Conditions within the western shed. Interim detention is not proposed due to existing downstream capacity.

In order to assure that the proposed detention was consistent with the Anatolia I & II Study, hydrographs for Ultimate Conditions at the edge of the Sunridge Park property were compared with the hydrographs assumed in the Anatolia I & II Study. The proposed hydrographs are noted to be less than those assumed in the Anatolia I & II Study.

In order to design the basins and channels, hydrologic and hydraulic analyses were conducted using Manning's equations, Hydrocalc and HEC-1 models.

2.1 ANALYSIS OF EXISTING CONDITIONS

Analysis of the Existing Conditions was performed in order to provide a basis for comparison with the Interim and Ultimate proposed regional facilities.

2.1a Existing Peak Flows

Existing peak flows were developed using HEC-1 models.

TABLE 1. Existing Conditions Peak Flows.

Subbasin	Outfall Location	Area (ac)	100-yr 12 hr Flow (cfs)
	Western Shed		
LMNE8	Western property line of Sunridge 250 (CP03)	253	**531**
LMNE10	Western property line of Sunridge Lot-J (CP02)	179	**386**
LMNE11	Western property line of Sunridge Park (CP01)	151	**221**
LMNE12	Douglas Road	184	54
	Eastern Shed		
LMSE12	Southeastern property corner of Sunridge Park	192	175
LMSE14	Southeastern property corner of Sunridge Park	883	534 **644 (CP1)**

*Peak flows resulting from combined hydrographs are shown in **BOLD.**

The results of this analysis are presented in Figure 3. The flows within the LMNE watershed include storage north of Douglas Road to account for existing ponding.

HEC-1 input and output data, SacPRE data, and land use summaries have been included on the CD made part of this report as Appendix C.

2.2 PROPOSED ULTIMATE CONDITIONS

In this report, the proposed system with "Ultimate" conditions refers to the full development of the entire SDCPA area only. All other areas within the watershed are considered undeveloped. This is consistent with the original SDCPA study.

2.2a Ultimate Drainage Facilities

The SDCPA study and the Anatolia I & II Study defined drainage facilities required for the Ultimate Conditions. The required facilities include the following:

1. An online detention basin SMCC7D on the south branch of Lower Morrison Creek. This basin will serve as stormwater detention and water quality detention for the eastern Sunridge Park watershed.
2. An improved open channel replacing the south branch of Lower Morrison Creek from the western boundary of Anatolia II, extending through Sunridge Village and basin SMCC18D and continuing northeast to basin SMCC7D.
3. Detention basin SMCC15D on the north branch of Lower Morrison Creek. This basin will achieve stormwater detention and water quality for the western Sunridge Park watershed and other developments upstream of this basin.
4. Flows from the southern portion of North Douglas I & II (LMSU43) will be conveyed via piped flow along south along American Blvd, then west along Douglas Road before entering Sunridge Park. Flows will then be combined with Sunridge Park flows (LMSU40 and LMSU36) before entereing basin SMCC7D.
5. A 54" bypass pipe associated with Douglas Road Improvements will convey 53 cfs that discharges from shed LMNU12, after the existing storage at Douglas Road is accounted for, west to Jaeger Road then south before discharging back into the improved channel of the Lower Morrison North.

See Figure 4a and 4b.

2.2b Proposed Ultimate Peak Flows and Detention

Required detention storage volumes, peak stages in the detention basins, and peak flows were developed using HEC-1 models.

TABLE 2. Ultimate Conditions Results.

Subbasin	Outfall Location	Area (ac)	10-yr 24 hr Flow (cfs)	100-yr 12 hr Flow (cfs)	100-yr 10 day Flow (cfs)
	Western Shed				
LMNU10	Western Property Line of Sunridge Park	151	**175**	**299**	**95**
LMNU12	Douglas Road	184	0	0	0
	Eastern Shed				
LMSU36	Upstream of SMCC7D	54	66	111	37
LMSU38	Upstream of SMCC7D	29	36	61	19
LMSU40	Sunridge Park On-Site	22	26	44	14
LMSU42	Douglas Road	66	56	94	40
LMSU43	Americanos Blvd.	38	41	69	24
LMSU44	Upstream of SMCC7D (CP2)	310	**303**	**506**	**265**
LMSU46	Upstream of SMCC8D (CP1)	247	**197**	**338**	**225**
LMSU48	Eastern Boundary of LMSU46	333	116	197	128

Peak flows resulting from combined hydrographs are shown in **BOLD.*

Basin Improvements for Ultimate Conditions

Basin	Location		10-yr 24 hr	100-yr 12 hr	100-yr 10 day
SMCC7D	Southeastern property corner of Sunridge Park	*Max stage (ft)*	185.6	187.1	187.1
		Storage (af)	57.8	77.3	77.3
		Flow (cfs)	154	254	256
SMCC8D	Southwestern corner of LMSU46	*Max stage (ft)*	203.0	204.9	204.2
		Storage (af)	22.9	43.9	35.5
		Flow (cfs)	98	150	129

Illustrations representing the results of this analysis are presented in Figures 4a and 4b.

HEC-1 input and output data, SacPRE data, and land use summaries have been included on the CD made part of this report as Appendix B.

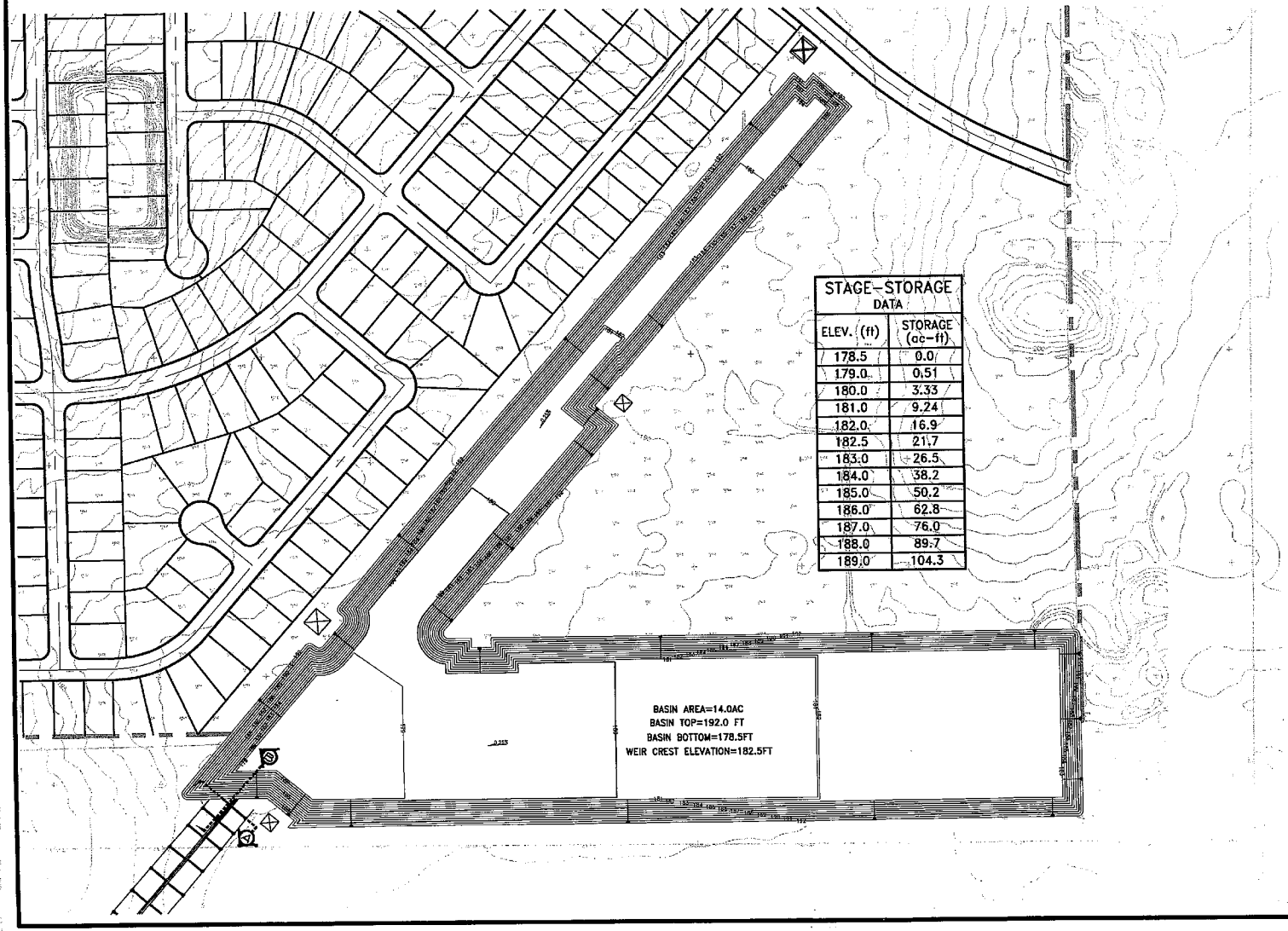
FIGURE 4B

ULTIMATE DETENTION BASIN SMCC7D

SUNRIDGE PARK

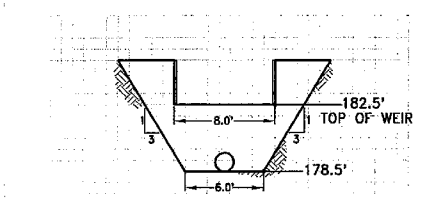
CITY OF RANCHO CORDOVA, CALIFORNIA

JULY, 2004

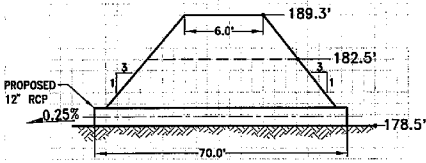


STAGE–STORAGE DATA	
ELEV. (ft)	STORAGE (ac–ft)
178.5	0.0
179.0	0.51
180.0	3.33
181.0	9.24
182.0	16.9
182.5	21.7
183.0	26.5
184.0	38.2
185.0	50.2
186.0	62.8
187.0	76.0
188.0	89.7
189.0	104.3

PROPOSED WEIR SCHEMATIC



SECTION–A
N.T.S.



SECTION–B
N.T.S.

LEGEND:

PROJECT BOUNDARY

PROPOSED ULTIMATE POND CONTOUR

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J:\Jobs\1279–Sunridge Park\Sunridge Park – OA\Civil\Exhibits\EX–FIG–4B–SMCC7D–POND_DETAIL.dwg 8/02/04 6:07pm mmontes

2.3 PROPOSED INTERIM CONDITIONS

In order to develop the Sunridge Park property, drainage facilities must be constructed on-site in order to be consistent with the required Ultimate facilities. Assuming detention basin SMCC15D (off-site on the Sunridge 250 property) will not be constructed yet under Interim Conditions, an interim detention basin for water quality within the western watershed of Sunridge Park is proposed. In addition, a downsized SMCC7D designed to meet the needs of the eastern shed of Sunridge Park prior to upstream development is also proposed.

2.3a Proposed Interim Drainage Facilities

The required drainage facilities located on the Sunridge Park site for Interim Conditions include the following:

1. Construction of an interim on-line water quality basin at the western property line for the western shed and associated downstream channel improvements.
2. An on-line detention basin (SMCC7D Interim) at its ultimate location and associated downstream channel improvements.

2.3b Proposed Interim Peak Flows and Detention

Required detention storage volumes, peak stages in the detention basins, and peak flows were developed using HEC-1 models.

TABLE 3. Interim Conditions Results

Subbasin	Outfall Location	Area (ac)	10-yr 24 hr Flow (cfs)	100-yr 12 hr Flow (cfs)	100-yr 10 day Flow (cfs)
	Western Shed				
LMNE8	West property line of Sunridge 250 (CP03)	253	**342**	**585**	**330**
LMNE10	West property line of Sunridge Lot-J (CP02)	179	**258**	**423**	**220**
LMNU10	West property line of Sunridge Park (CP01)	151	**194**	**323**	**134**
LMNU12	Douglas Road downstream of ponding	184	46	54	49
	Eastern Shed				
LMSI12	Douglas Road	82	**47**	**78**	**42**
LMSU40	Sunridge Park On-Site	22	26	44	14
LMSU38	Upstream of SMCC7D	29	36	61	19
LMSI36	Upstream of SMCC7D	57	50	83	36

Peak flows resulting from combined hydrographs are shown in **BOLD.*

Basin Improvements for Interim Conditions

Basin	Location		10-yr 24 hr	100-yr 12 hr	100-yr 10 day
SMCC7D Interim	Southeastern property corner of Sunridge Park	*Max stage (ft)*	187.2	187.8	187.3
		Storage (af)	11.6	14.6	12.1
		Flow (cfs)	76	133	89

The results of this analysis are presented in Figures 5a,5b, and 5c. The flows within the LMNE watershed include storage north of Douglas Road to account for existing ponding.

HEC-1 input and output data, SacPRE data, and land use summaries have been included on the CD made part of this report as Appendix C.

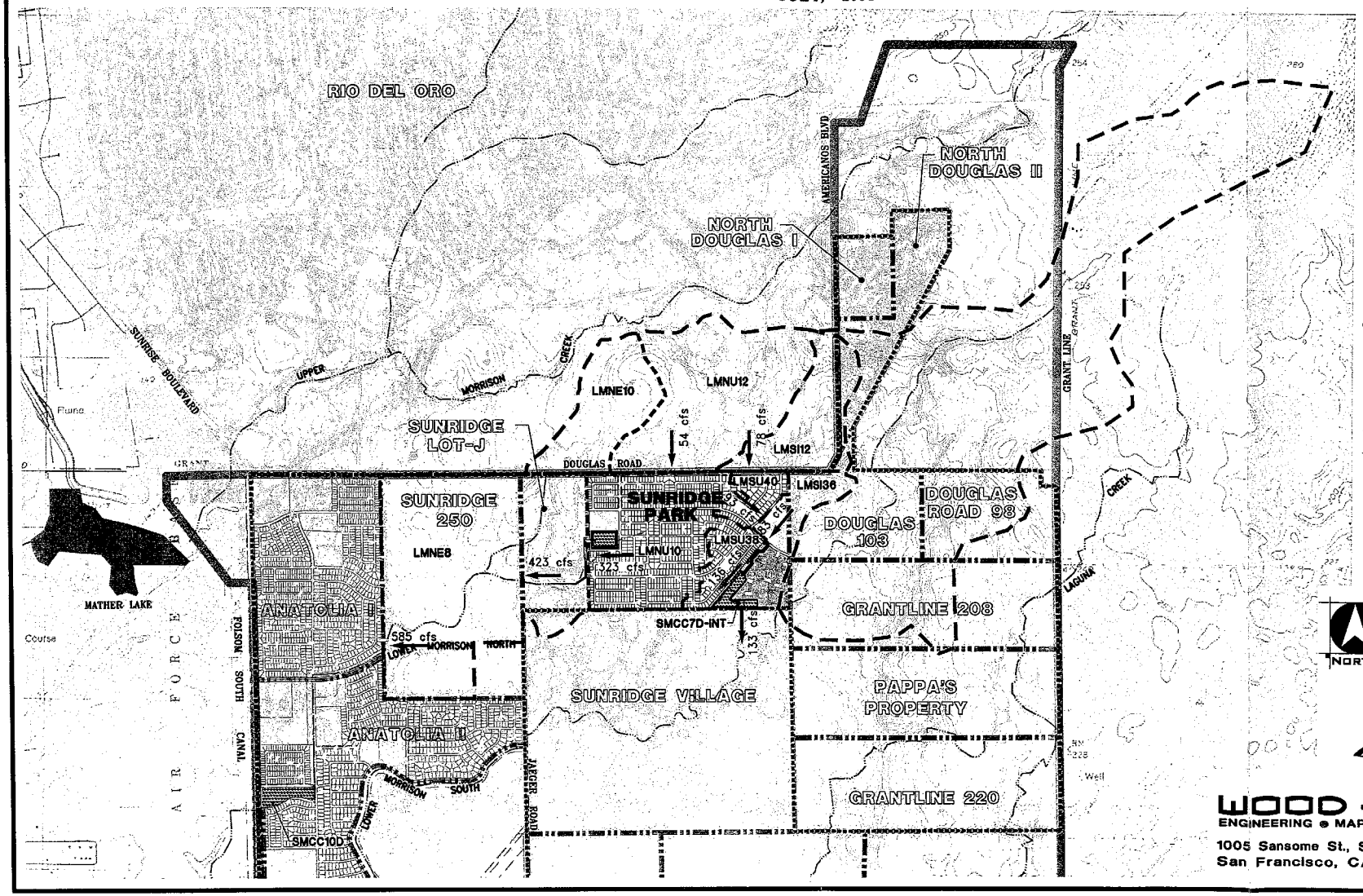
INTERIM REGIONAL DRAINAGE CONDITIONS (100YR, 12HR)

FIGURE 5A

SUNRIDGE PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY, 2004



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J:\Jobs\1279-Sunridge Park\Sunridge Park - OA\Civil\Exhibits\EX-FIG-5A_INTERIM-DRAINAGE-COND.dwg 8/02/04 3:43pm jcornell

INTERIM WATER QUALITY BASIN & OUTFALL

FIGURE 5B

SUNRIDGE PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY, 2004

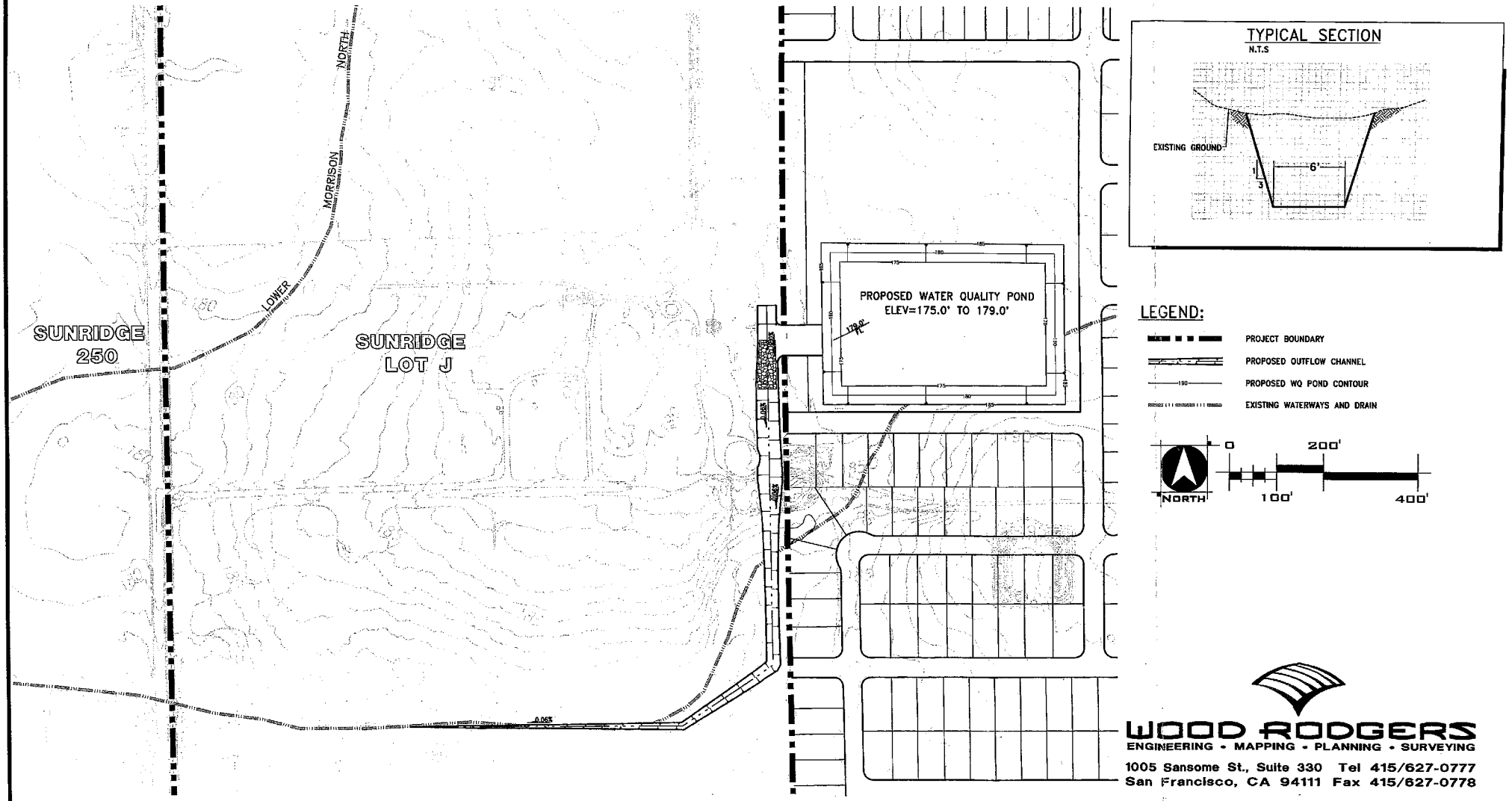

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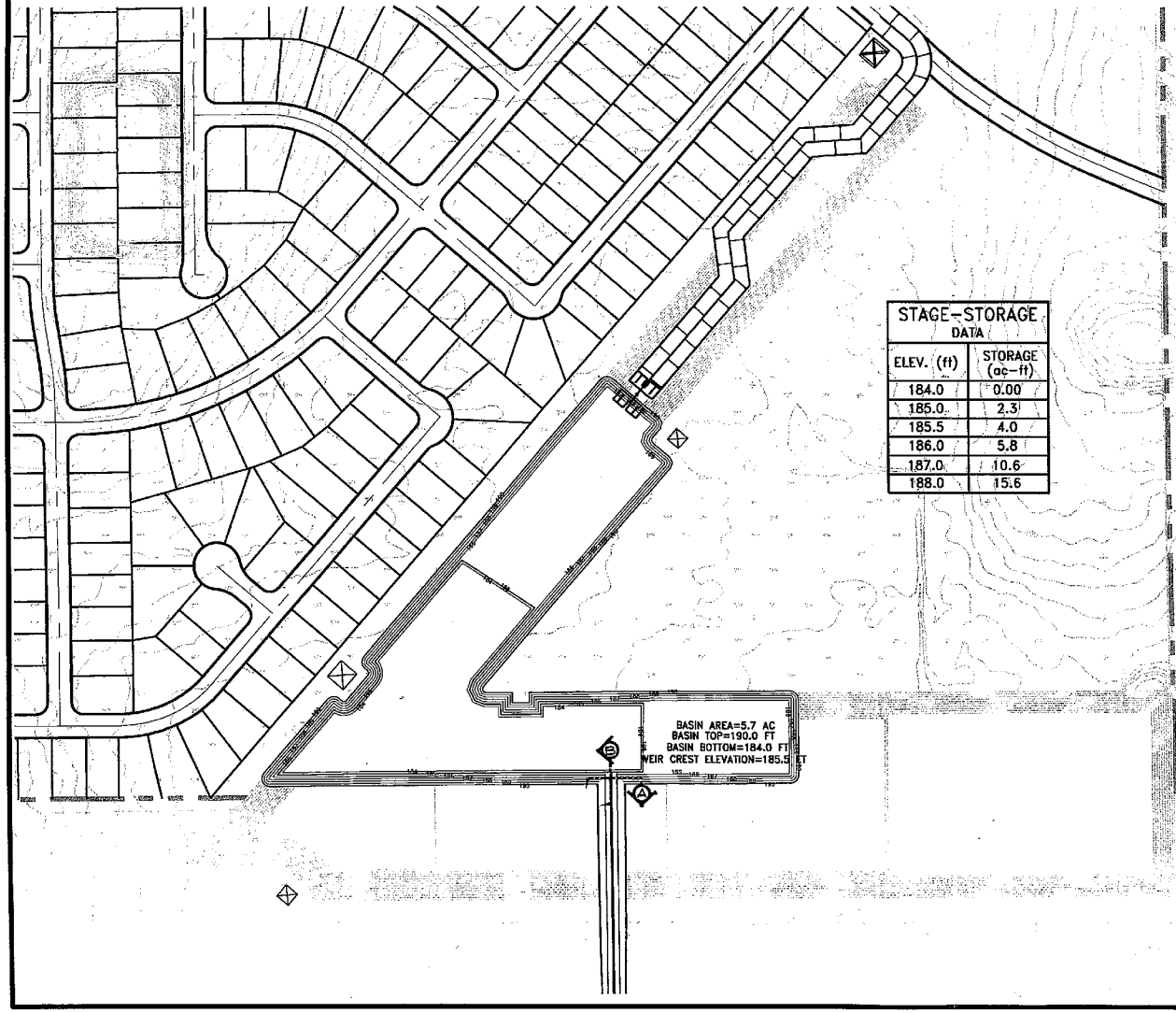
FIGURE 5C

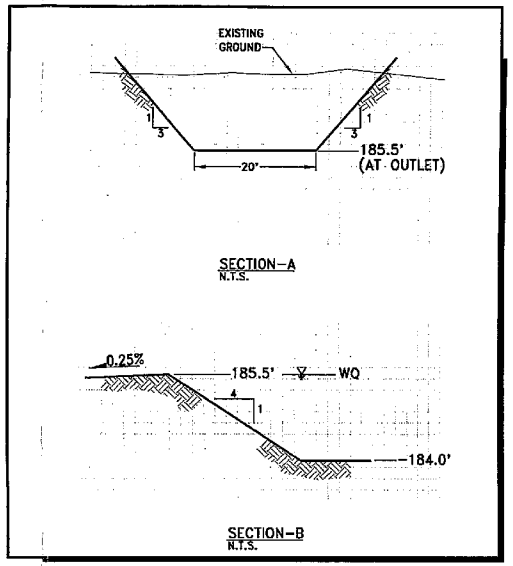
INTERIM DETENTION BASIN SMCC7D
SUNRIDGE PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY, 2004



STAGE–STORAGE DATA	
ELEV. (ft)	STORAGE (ac–ft)
184.0	0.00
185.0	2.3
185.5	4.0
186.0	5.8
187.0	10.6
188.0	15.6

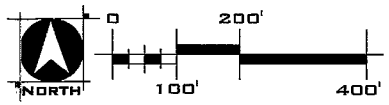


LEGEND:

PROJECT BOUNDARY

193 PROPOSED INTERIM POND CONTOUR

PROPOSED ULTIMATE POND CONTOUR



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J:\Jobs\1279-Sunridge Park\Sunridge Park - OA\Civil\Exhibits\EX-FIG-5C-SMCC7D-INTERIM_POND.dwg 8/02/04 3:27pm jcornell

3. WATER QUALITY

3.1 PRIOR STUDIES

The SDCPA Study identified preliminary locations and volumes of detention basins and water quality basins throughout the Community Plan Area. The MHM Study was done to provide additional flood control analysis. It identified some changes to the detention basin sizes shown in the SDCPA Study but showed the same water quality basins identified in the SDCPA Study.

3.2 WATER QUALITY VOLUMES AND OUTLETS

Detention basin SMCC7D consists of a water quality portion in the bottom and a stormwater detention region above. The water quality region was sized using the Sato Design Curve for Sizing of Water Quality Dry-Extended Detention Basins in the Sacramento County Hydrology Standards.

Basin SMCC7D was designed as a dry-extended basin with an orifice outlet sized to comply with 24-hour criteria for dry-extended detention basins in Sacramento County. The ultimate condition requires 12 acre-feet of water quality volume

A water quality basin is required for the western shed under Interim Conditions. This basin is sized to 1.25 times the Sato volume.

4. PROPOSED ON-SITE STORM DRAINAGE PIPE SYSTEM

A design of the on-site storm drainage trunks was conducted for this report. The on-site drainage pipe system was designed consistent with the County of Sacramento requirements. Trunks were sized using the Nolte Design Flows in the pipes (for on-site and off-site flows) and 10-year peak water surfaces at the trunk outfalls into the open channels and basins.

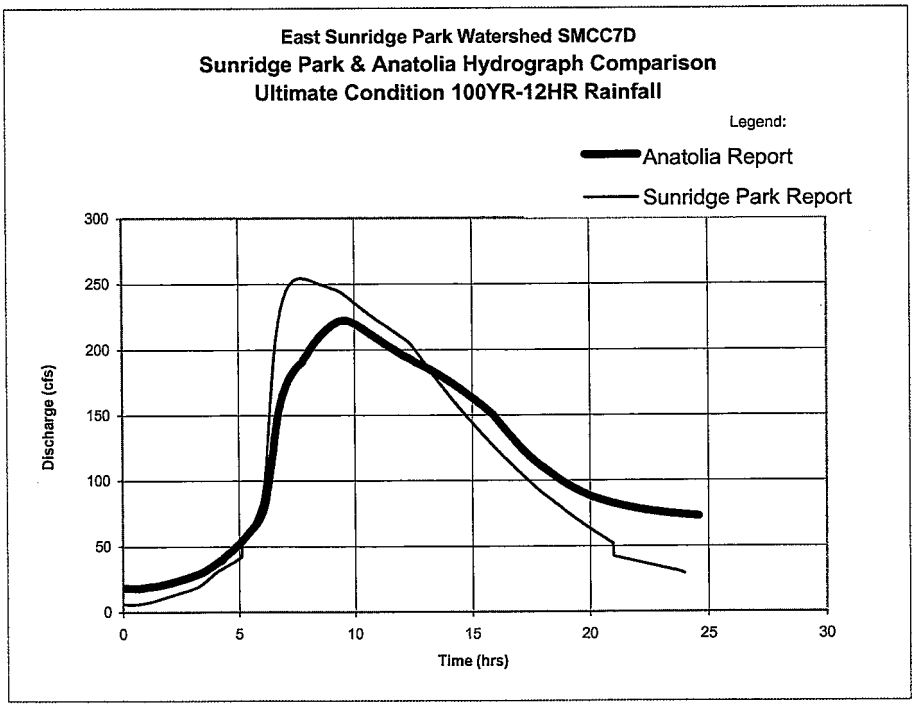
Nolte Zone III curves were used, as the site is located along the Zone 1 and Zone III boundary. 100-year overland flows were determined using the full 100-year Sacramento Method based on Zone II hydrology. 10-year water surface profiles in the detention basins were determined from the HEC-1 models.

The on-site design is enclosed in Appendix A.

5. IMPACTS TO ADJACENT DEVELOPMENTS & CONSISTENCY WITH THE REGIONAL DRAINAGE PLAN

Development of the Sunridge site requires the construction of detention basin SMCC7D. The detention mitigates for the increases in runoff due to development, consistent with the Anatolia I & II Study and the MHM regional drainage plan. Under Existing Conditions, a total of approximately 396 cfs leaves the study area (100-year, 12-hour). Under proposed Ultimate Conditions, a total of 865 cfs leaves the equivalent study area.

In order to assure that the proposed detention is consistent with the Anatolia I & II Study a hydrograph for Ultimate Conditions at basin SMCC7D is compared with the hydrograph assumed in the Anatolia I & II Study.



It should also be noted that the proposed off-site outfalls will require drainage easements from the impacted property owners as required under Section 9-7.B of the Sacramento County Improvement Statdards prior to approval of improvement plans.

6. CONCLUSION

The Sunridge Park site can be developed under Interim Conditions with the construction of ultimate detention and water quality basin SMCC7D, including the associated channel improvements, and the water quality basin at the west property line of the property, including associated channel improvements. This Interim system can be constructed to serve the site whether or not development outside of the property is to occur.

Ultimately, the detention and water quality needs of Sunridge Park will be handled via the downstream basin, SMCC15D. Presently, no detention is required for the western shed as a detailed HEC-RAS analysis provided under separate cover (Wood Rodgers, Inc. Sunridge Park Drainage Study Response to Comments mailed on May 6, 2004) has shown that the increased flows can be adequately conveyed at the downstream constraints at Sunrise Boulevard and the Folsom Canal.

7. REFERENCES

Federal Emergency Management Agency, Flood Insurance Study, revised July 06, 1998.

MHM Engineering UNET models of the proposed/detained conditions, May 2001.

Spink Corporation, "Final Master Drainage Study, Sunrise Douglas Community Plan Area, Sacramento, California," October 16, 1998, (SDCPA study).

Wood Rodgers, Inc., "Master Drainage Study for Anatolia I & II," December 4, 2003.

Appendix A - On-Site Drainage System

Appendix B - CD Containing Analysis Data