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ENDORSED
SACRAMENTO COUNTY
FEB 04 2011
CRAIG A. KRAMER, CLERK RECORDER
BY _____ DEPUTY

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION/INITIAL STUDY FOR SUMMERSET ASSISTED LIVING FACILITY, PROJECT DD-7066

February 4, 2011

LEAD AGENCY: City of Rancho Cordova Planning Department
Bret Sampson, 916-851-8758
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Summerset Assisted Living Facility

PROJECT LOCATION: The proposed project is located within a fully urbanized portion of the Sunrise Boulevard North Planning Area in the City of Rancho Cordova. The project site is located west of Zinfandel Drive, south of Coloma Road, and east of Bridlewood Drive (APN: 058-0261-047).

PROJECT DESCRIPTION: The project consists of a new 79,377 square foot residential care facility building on a 1.8 acre site. The building will contain 106 assisted living units, and is proposing 37 parking spaces, landscaping, lighting and other site improvements. The project will require a minor modification to the General Plan text in the Office Mixed Use designation, a Zoning Text Amendment to the Commercial Mixed Use description, a Conditional Use Permit for the Residential Care Facility in the CMU Zone, and Design Review.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Negative Declaration** for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Negative Declaration/ Initial Study will commence on **February 4, 2011** and will end on **February 23, 2011** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Initial Study/Negative Declaration should be sent to the attention of Bret Sampson and must be received at 2729 Prospect Park Drive, Rancho Cordova, CA 95670 by **5:00 PM on February 23, 2011.** Written comments may also be submitted via email to bsampson@cityofranchocordova.org. Copies of the Negative Declaration/Initial Study are available for review at Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA and online at **www.cityofranchocordova.org**.

PUBLIC HEARING: The proposed project is schedule to be heard by the City of Rancho Cordova Planning Commission on September February 24, 2011.

SUMMERSET ASSISTED LIVING FACILITY PROJECT

Negative Declaration

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

January 2011

NEGATIVE DECLARATION
FOR
SUMMERSET ASSISTED LIVING FACILITY PROJECT
CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
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JANUARY 2011

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1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Summerset Assisted Living Facility project (hereafter referred to as "the proposed project"). This ND has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and the State 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.

In this case, the initial study shows that there is no substantial evidence, in the light of the whole record that the proposed project may have a significant effect on the environment. Therefore, a Negative Declaration has been prepared.

The City Council certified the Rancho Cordova General Plan EIR (GP-EIR) on June 26, 2006 (State Clearinghouse Number 2005022137). The GP-EIR was prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. According to Section 15168(a):

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as on large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

> *(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

The GP-EIR was intended to evaluate the environmental impacts of the General Plan to the greatest extent possible. The Program EIR is used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City. CEQA Guidelines Section 15168(c) establishes the requirement that the Lead Agency (the City) determine if subsequent projects require additional environmental analysis. According to CEQA Guidelines Section 15168(c), additional review is required:

> *(1) If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or negative declaration.*

In addition to the rules governing the preparation and use of Program EIRs, other provisions of CEQA govern site-specific review of the proposed project. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an approved general plan, community plan, or zoning action for which an EIR was prepared to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The proposed project is a qualified project pursuant to Section 21083.3(a-b), which states:

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

The proposed project is within the scope of activities and land uses studied in the GP-EIR. However, specific information about the proposed project was not known at the time of the preparation of the GP-EIR and the project-specific impacts resulting from implementation of the proposed project were not fully identified in the GP-EIR. Therefore, additional analysis and potential mitigation of the environmental effects of the proposed project are required. CEQA Guidelines Section 15183 provides guidance as to the scope of this subsequent analysis. CEQA Guidelines Section 15183 states:

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

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an Initial Study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located.

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior* EIR.

This Initial Study/Negative Declaration addresses project-specific impacts that were not fully addressed in the GP-EIR. Additionally, this IS/ND summarizes the findings of the City relating to the GP- EIR and how the criteria set forth in Guidelines Section 15183 have been met.

The GP-EIR analyzed the environmental effects of the General Plan and the twelve policy elements and the Land Use Map "implementation element". The twelve policy elements concentrated on providing policy guidance in the following areas:

- Land Use
- Urban Design
- Economic Development
- Housing
- Circulation
- Open Space, Parks, and Trails
- Infrastructure, Services, and Finance
- Natural Resources
- Cultural and Historic Resources
- Safety
- Air Quality
- Noise

The "implementation element" concerned the new Land Use Map for the City which combines specific land use designations in some areas of the City and more general descriptions of land uses in special areas planned for future growth referred to as "Planning Areas". The proposed project lies within one of these Planning Areas and is therefore only generally described in the General Plan and the GP-EIR.

In adopting the General Plan and certifying the GP-EIR as complete and adequate, the City Council adopted findings of fact and a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels.

Impacts deemed in the GP-EIR to be significant and unavoidable:

- Conflicts with applicable land use plans.
- Various impacts on agricultural land.
- Conflicts with Williamson Act contracts.
- Substantial population, housing, and employment growth.
- Deficient traffic level of service by 2030.
- Worsening of already unacceptable operations on US-50.
- Conflicts with the Regional Ozone Attainment Plan.
- Significant construction-based pollutant emissions.
- Significant operational pollutant emissions.
- Significant emissions of Toxic Air Contaminants.
- Creation of construction, traffic, and operational noise above standards.
- Creation of new noise-sensitive land uses within airport noise areas.
- Loss of availability of aggregate resources.
- Impacts on water supply (both availability of water and infrastructure required).
- Impacts to habitat and individuals of special status species.
- Impacts to raptors, migratory birds, and other wildlife.
- Impacts to jurisdictional waters of the U.S.
- Impacts to animal movement corridors.
- Loss of native and landmark trees.
- Disturbance of cultural resources and human remains.
- Environmental impacts resulting from the need for more wastewater infrastructure.
- Degradation of the existing visual character of the area.

The GP-EIR also identified several cumulative impacts that would be cumulatively considerable and significant and unavoidable. Those impacts included:

- Conflicts with area land use plans.
- Conversion of farmland to other uses and agricultural/urban interface conflicts.
- Substantial population, housing, and employment growth.
- Significant impacts to area traffic level of service.
- Increases in regional ozone and particulate matter emissions.
- Increases in regional traffic and operational noise.
- Cumulative loss of mineral resources.
- Increased regional demand for water supply and need for water infrastructure.
- Cumulative loss of biological resources.
- Cumulative loss of cultural resources.
- Increases in wastewater treatment capacity and infrastructure.
- Changes in area visual character and landscape.

Detailed information regarding both the project impacts and cumulative impacts identified above is included in the GP-EIR. The GP-EIR is available online at http://gp.cityofranchocordova.org and on request at the City at the following address:

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

In accordance with CEQA Guidelines Section 15183, a discussion of each of the impacts found to be significant in the GP-EIR and the relative impact of the proposed project in each of those categories is provided in this ND.

This ND hereby incorporates the GP-EIR by reference. The Rancho Cordova General Plan received final approval by the City Council on June 26, 2006. The City Council certified the GP-EIR as adequate and complete on that date as well. As noted above, the GP-EIR is a Program EIR and the discussions of general issues included in the document are in some cases applicable to the proposed project.

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. CEQA Guidelines 15051(b) states:

(b) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

(1) The lead agency will normally be the agency with the general governmental powers, such as a city of county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public serve or public utility to the project.

As the project is to be carried out by a private development company and as the City of Rancho Cordova has general governmental powers over the proposed project, the lead agency for the proposed project is the City of Rancho Cordova.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this Negative Declaration 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 (as described in Appendix G of the CEQA Guidelines), evaluates a range of impacts classified as “no impact,” “less than significant,” or “less than significant with 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 -** Provides 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, and other persons and agencies consulted.
- **7.0 References –** Provides a list of references used to prepare the ND.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan. The City adopted the General Plan on June 26, 2006 and certified the Environmental Impact Report for the General Plan as adequate and complete at that time. The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). Earlier draft versions of the General Plan are no longer valid and were not considered when determining the proposed project's consistency with City Policies.

For the purposes of this document, GP-EIR refers to the entirety of the General Plan EIR, GP FEIR refers to the Final EIR for the General Plan, and GP DEIR refers to the Draft EIR for the General Plan.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Summerset Assisted Living Facility project site is made up of approximately 1.8 acres within a fully urbanized portion of the Sunrise Boulevard North Planning Area in the City of Rancho Cordova. The project site is located west of Zinfandel Drive, south of Coloma Road, and east of Bridlewood Drive (see **Figures 1 and 2**).

2.2 PROJECT CHARACTERISTICS

The proposed project would include the following activities (see **Figure 3**):

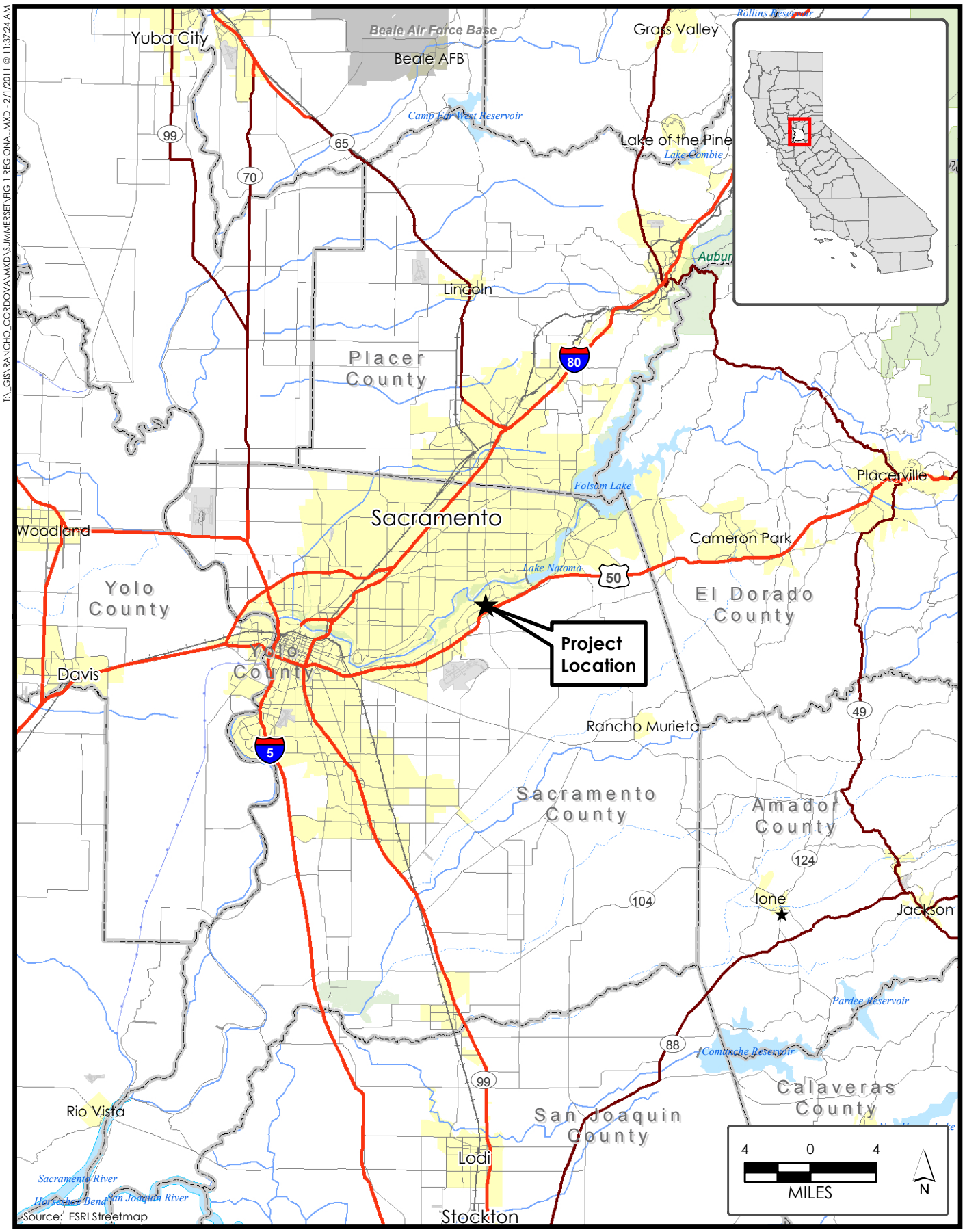
- Design Review of a new 79,377 square foot residential care facility building with 27,058 square feet on the first floor, 26,045 square feet on a second floor, and 26,274 square feet on the third floor on a 1.8 acre development site. The building will contain 106 assisted living units, a hair salon, and is proposing 37 parking spaces, landscaping, lighting and other site improvements.

- Amending the General Plan's OMU land use designation to state that public and quasi-public uses include residential care facilities and public and that quasi-public uses are not subject to mixed use requirements. The CMU zoning designation would also need to be amended to allow public and quasi-public uses without the mixed use requirement. Furthermore, a Conditional Use Permit for the Residential Care Facility in the CMU Zone would be required.

The project site is surrounded by commercial-mixed use and residential uses. **Table 2-1** below shows the zoning and land use designations for the project site and the adjacent properties.

TABLE 2-1 LAND USE RELATIONSHIPS WITH ADJACENT PROPERTIES

	General Plan Land Use Designation	Zoning	Existing Land Use
SUBJECT PROPERTY	Sunrise Blvd. North Planning Area	Commercial Mixed Use	Vacant
NORTH	Sunrise Blvd. North Planning Area	Commercial Mixed Use and Medium Density Residential	Commercial
EAST	Sunrise Blvd. North Planning Area	Commercial Mixed Use	Vacant building
SOUTH	Sunrise Blvd. North Planning Area	Commercial Mixed Use	Retail, Fitness Center, Small Office space
WEST	Sunrise Blvd. North Planning Area	Commercial Mixed Use	Apartments



City of Rancho Cordova
Planning Department

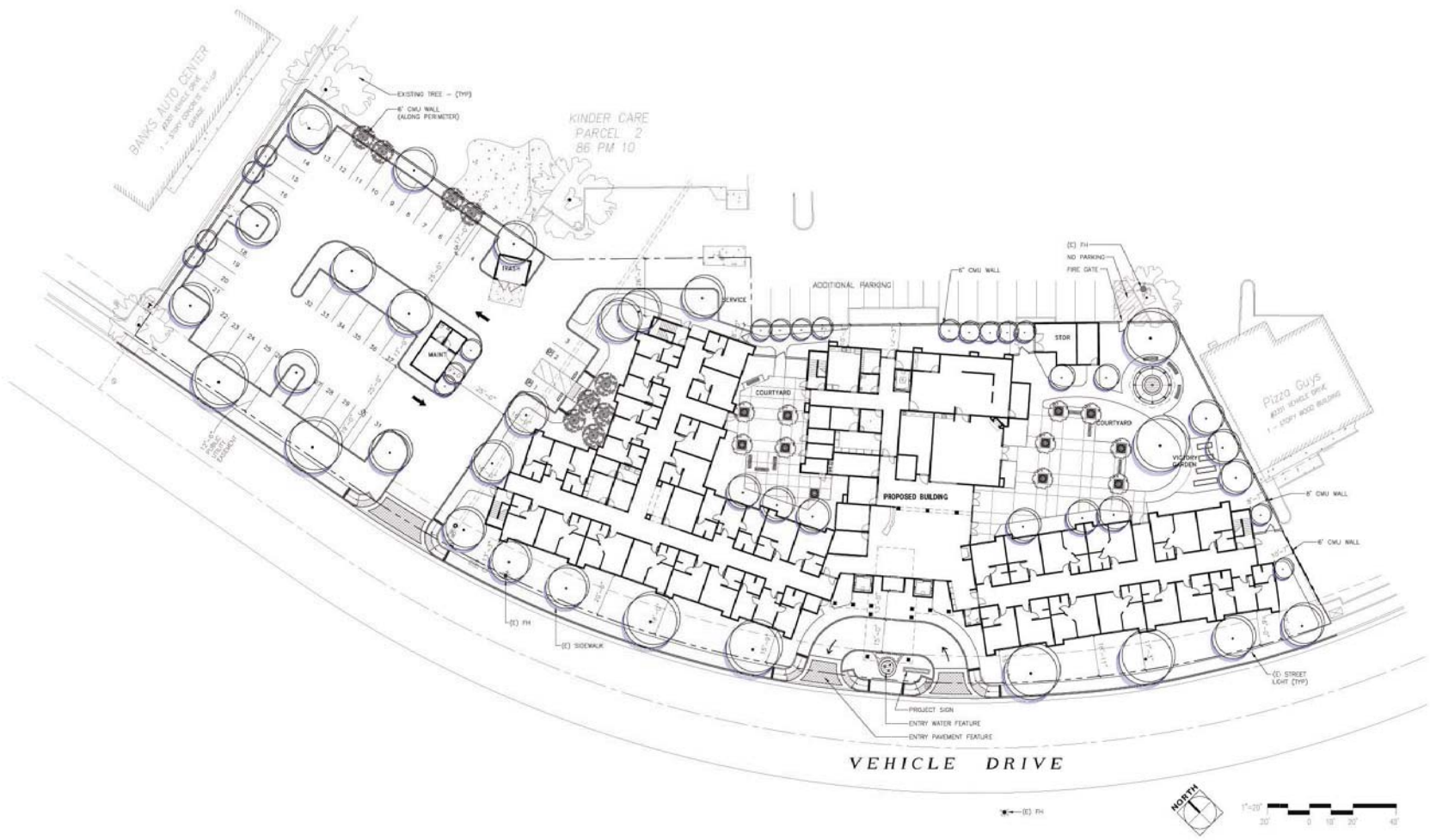
Figure 1
Regional Location

T:\ GIS\Rancho Cordova\MXD\Summerset\Fig 2 Project Location.mxd - 2/1/2011 @ 11:35:05 AM

City of Rancho Cordova
Planning Department

Figure 2
Project Site Location

T:_CS\Work\Rancho Cordova, City of\Summerset Assisted Living Facility\Figures



Source: Peter Givas Architect, Inc.

City of Rancho Cordova
Planning Department

Figure 3
Site Plan

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 17 specific environmental issues evaluated in this chapter. Cumulative impacts to these issues are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Services Systems

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;

- **Less than Significant Impact with 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; or,

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

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

3.2 INITIAL ENVIRONMENTAL STUDY

1. Project Title:	Summerset Assisted Living Facility Project
2. Lead Agency Name and Address:	City of Rancho Cordova 2729 Prospect Park Place Rancho Cordova, CA 95670
3. Contact Person and Phone Number:	Bret Sampson (916) 851-8758
4. Project Location:	The project is located at 2323 Vehicle Drive, west of Zinfandel Drive, south of Coloma Road, and east of Bridlewood Drive, in the City of Rancho Cordova.
5. Project Sponsor's Name and Address:	Summerset Assisted Living, LLC 3160 Travis Circle Rescue, CA 95672 (916) 203-8887
6. Current Zoning:	CMU – Commercial- Mixed Use
7. General Plan and Planning Area:	City of Rancho Cordova General Plan Sunrise Boulevard North Planning Area Designated for Office-Mixed Use
8. APN Number(s):	058-0261-047
9. Description of the Project:	See Section 2.2 of this MND.
10. Surrounding Land Uses and Setting:	See Section 2.2 of this MND.

11. Other public agencies whose approval may be required: (e.g., permits, financing approval, or participation agreement)

1) County Sanitation District (CSD-1)
2) Sacramento County Water Agency (SCWA) Zone 40
3) Sacramento Metropolitan Air Quality Management District (SMAQMD)
4) Sacramento Metropolitan Fire District (SMFD)
5) Sacramento Municipal Utility District (SMUD)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- ☐ Aesthetics
- ☐ Agricultural Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Climate Change
- ☐ 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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Summerset Assisted Living Facility (hereafter referred to as the "proposed project"), as proposed, may have a significant effect upon the environment. Based upon the findings within this report, the Initial Study will be used in support of the preparation of a Negative Declaration. The discussion below demonstrates that there are no potentially significant impacts identified that have not been fully addressed under a previous environmental document. Therefore, an Environmental Impact Report (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 a project 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 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) "*Less than Significant Impact with Mitigation Incorporation*" 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. Discussion will include reference to the previous documents. If an impact is reviewed under a previous document, an impact of "Potentially Significant" does not necessarily require an EIR. If the Program EIR identified a significant and unavoidable impact, and the proposed project was adequately described in the Program EIR, an impact of "Potentially Significant/Reviewed Under Previous Document" does not require an EIR, pursuant to Pub. Res. Code Section 21083.3.

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

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

EXISTING SETTING

The proposed project is located within the Sunrise Boulevard North area, which is zoned for and predominated by commercial and industrial development. This area is surrounded by residential and commercial lands.

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. The Rancho Cordova General Plan Environmental Impact Report (GP-EIR) identified that impacts to scenic vistas within the City would be less than significant (GP DEIR, p. 4.13-6). The primary scenic vistas identified within the City occur along the American River in the vicinity of the American River Parkway Plan (GP DEIR, p. 4.13-6). The American River Parkway Plan is currently under the jurisdiction of the Sacramento County Municipal Services Agency Department of Regional Parks, Recreation, and Open Space. Because the American River Parkway Plan is not under the jurisdiction of the City, the American River Parkway cannot be modified by development projects in the City.

The approval of the proposed General Plan and Zoning Code amendments and development of the 79,377 square foot assisted living building will change the current view but will not adversely affect any scenic vistas nor is it located in the vicinity of a scenic highway. The project is located within the City limits in an commercial-mixed use zoned area that has been partially developed with commercial uses. This project also consists of an application for Design Review by the City, which ensures physical, visual, and functional compatibility between uses and proper attention to site and architectural design; therefore no impact to scenic vistas is expected. The project would not substantially degrade the existing visual character or quality of the site and its surroundings.

b) *No Impact/Reviewed Under Previous Document*. The GP-EIR found that there were no highways within the Planning Area that were designated by State or local agencies as “scenic highways” (GP DEIR, p. 4.13-6).

See discussion a), above.

c) *No Impact/Reviewed Under Previous Document*. Impacts relating to the alteration of scenic resources in the City were identified in the GP-EIR and were predominantly associated with the urbanization of the rural and undeveloped portions of the City and areas east of the incorporated boundaries (GP DEIR, pp. 4.13-8 through 4.13-10). Impacts of the General Plan to visual resources were found to be significant and unavoidable (GP DIER, p. 4.13-10).

See discussion a), above.

d) *Less than Significant Impact/Reviewed Under Previous Document*. Impacts relating to light and glare were identified in the GP-EIR and were related to both reflective glare from new structures built under the General Plan and the introduction of new sources of light associated with development and redevelopment of the City (GP DEIR, p. 4.13-13). Areas of the City and the City's Planning Area that are currently undeveloped would see the majority of the impact due to the current lack of reflective surfaces and light sources in undeveloped areas (GP DEIR, p. 4.13-14). Due to design guidelines adopted by the City and adherence to City Policy UD.4.2, impacts of the General Plan due to light and glare were found to be less than significant.

The proposed project would not create a substantial amount of light or glare that would adversely affect day or nighttime views in the area.

	Potentially Significant Impact	Less Than Significant Impact with 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).	☐	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use.	☐	☐	☐	☒	☐
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified that a significant amount of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance would be lost with urban development of previously undeveloped portions of the City and of the City Planning Area outside the incorporated boundaries (GP-DEIR, p. 4.2-17 through 4.2-18). Impacts from buildout of the General Plan were found to be significant and unavoidable.

The project site is currently zoned CMU and would not convert prime or unique farmland or farmland of statewide importance.

b) *No Impact/Reviewed Under Previous Document*. Just as with other types of farmland, the GP-EIR identified impacts to farmland currently under Williamson Act Contracts (GP-DEIR, pp. 4.2-22 through 4.2-23). Impacts of the General Plan to Williamson Act land were found to be significant and unavoidable due to the significant loss of such land at buildout of the General Plan.

The project site does not conflict with existing zoning for agricultural uses or a Williamson Act contract. The surrounding zones for the property are CMU and HDR.

c) No Impact.

The proposed project is located on a site that is zoned for commercial and residential uses and has previously been disturbed by adjacent uses. The project site is not considered forestland, is not zoned for forestry uses, and is not actively utilized as a forestry operation. There would be no impact.

d) No Impact.

See c) above. There would be no impact.

e) No Impact/Reviewed Under Previous Document. The GP-EIR stated that impacts could occur to agricultural land uses as a result of urbanization of adjacent areas to operating agricultural operations (GP DEIR, p. 4.2-20). Placing urban development immediately adjacent to agricultural uses can potentially result in interface conflicts between the uses, which could ultimately result in cessation of agricultural uses in those locations (GP DEIR, pp. 4.2-20 through 4.2-21). Impacts to agriculture as a result of these interface conflicts of the General Plan would be significant and unavoidable.

The proposed project is located on a site that is zoned for commercial and mixed uses and has previously been disturbed by adjacent uses. Surrounding uses consist primarily of commercial and residential land; therefore, the project does not involve any changes in the existing environment that could result in the conversion of farm land to non-agricultural use.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The Sacramento area is currently out of compliance with federal requirements for 8-hour ozone air quality standards and 1-hour ozone air quality standards. The region is in compliance with all other emissions standards. SMAQMD released the final "Sacramento Regional Nonattainment Area 8-Hour Ozone Rate-of-Progress Plan" (Ozone Plan) in February 2006. According to the GP-EIR, projected buildout of the General Plan Planning Area would be consistent with the assumptions used during preparation of the Ozone Plan (GP FEIR, pp. 4.0-5 through 4.0-6). However, because there currently exist no feasible methods to completely offset air pollutant emission increases from land uses under the General Plan, the impact of the General Plan was considered to be significant and unavoidable (GP FEIR, pp. 4.0-6).

In order to assist local agencies and municipalities with analyzing project-specific impacts to air quality and compliance with local air district attainment plans, SMAQMD has provided a "Guide to Air Quality Assessment in Sacramento". This guide includes information on significance and mitigation for common air emissions issues. Additionally, SMAQMD will review all development projects, including the proposed project, to ensure their compliance with local, State, and federal plans. SMAQMD sets an operational screening level of 740 dwelling units for congregate care facilities. The proposed project calls for 106 total units, and therefore falls below the operational screening level. Therefore, the proposed project would not interfere with the Metropolitan Air Quality Attainment Plan and impacts would be *less than significant*.

b) *Less than Significant Impact with Mitigation Incorporated/Reviewed Under Previous Document*. The GP-EIR identified potential air quality impacts from both construction and operation of new development in the City (GP DEIR, pp. 4.6-17 through 4.6-26). While policies, actions, and mitigation was included in the EIR, development in the Planning Area

would still be intensified from current conditions. Therefore, significant and unavoidable impacts were expected as a result of the General Plan (GP DEIR, pp. 4.6-20 and 4.6-26).

Sacramento County is a known area of non-attainment for State and Federal standards for Carbon Monoxide (CO), ozone, and particulate matter less than 10 microns in diameter (PM10). Construction of the project would result in temporary generation of emissions of ROG, NOx, and PM10. Construction-related emissions would be produced from mobile and stationary construction equipment exhaust and soil erosion. Construction emissions from the proposed project would fall well below the Sacramento Metropolitan Air Quality Management District (SMAQMD) threshold levels of 85 ppd for NOx and 275 ppd of PM10. According to the standards set forth in the SMAQMD Guide to Air Quality Assessment, a site over 5.1 acres would generate PM10 that would require mitigation. The proposed project would require less than five acres of land to be graded at one time, and in turn would not exceed threshold PM10 levels from soil erosion and dust generation. Standard language on all site plans regarding covering of exposed surfaces, cleaning paved streets, and truck freeboard requirements would further ensure that this impact is *less than significant*.

c) *Less than Significant Impact /Reviewed Under Previous Document*. The GP-EIR identified that increases in Ozone precursors (NOx and ROG) would result in significant and unavoidable impacts on the region's status of nonattainment (GP DEIR, pp. 4.6-17 through 4.6-26). See discussions a) and b) above for more information on the GP-EIR findings related to ozone precursors.

See b), above for project specific discussion. This impact is considered *less than significant.*

d) *Less than Significant Impact/Reviewed Under Previous Document*. Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The GP-EIR identified potential impacts to sensitive receptors due to both mobile and stationary sources of toxic air contaminants (TACs) and odors. Impacts of the General Plan from TACs were reduced by City Policies and Action Items, but the impact remained significant and unavoidable (GP DEIR, p. 4.6-31). Impacts to sensitive receptors from exposure to odors were reduced by City Policies and Action Items to a less than significant level (GP DEIR, p. 4.6-33).

See a) and b) above for project specific discussion. Project operations include machining of tools, which would not typically create any objectionable odors. In addition, all project related operations will be conducted within an enclosed building; therefore, the proposed project will not emit significant pollutants that would affect sensitive receptors. The project is adjacent to the KinderCare Learning Center, which is a sensitive receptor. However, compliance with City Policies and Action Items described in the GP-EIR would reduce the impact of sensitive receptors being exposed to TAC's to a *less than significant* level.

e) *Less than Significant Impact/Reviewed Under Previous Document.* See discussion d) above. The proposed project site is surrounded by similar residential and commercial land uses, and would not create any substantial amount of objectionable odors. Therefore, the proposed project would result in *less than significant* odor impacts.

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

EXISTING SETTING

The Sunrise Boulevard North Planning Area is almost entirely urbanized, containing retail, office and residential uses. While the project site itself is vacant, it is entirely surrounded by urban uses, including commercial uses, a daycare center and residences. The project site consists of disturbed annual grassland.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential direct and indirect impacts to special-status species (those species identified in the checklist above) as a result of the implementation of the General Plan (GP DEIR, pp. 4.10-34 through 4.10-48). While City Policies and Action Items would mitigate much of the impact of the General Plan, widespread development of undeveloped portions of the General Plan Planning Area as well as construction of the Circulation Plan would result in a

net loss of biological resources. Therefore, the General Plan was found to result in significant and unavoidable impacts to special status species (GP DEIR, pp. 4.10-43 and 4.10-48).

The Sunrise Boulevard North Planning Area is almost entirely urbanized, containing retail, office and residential uses. While the project site itself is vacant, it is entirely surrounded by urban uses, including commercial uses, a daycare center and residences. The project site consists of disturbed annual grassland. Due to the small size of the project site, and the character of surrounding land uses, it would likely not contain potentially suitable habitat for special status species of state and/or federal importance. Furthermore, implementation of City Policies and Action Items associated with biological resources would reduce project-specific impacts to special-status species to *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above for information on identified impacts of the General Plan on special-status species. The GP-EIR combined discussion of special-status species impacts to include impacts to habitat as well as individuals of special-status species. Impacts to habitat from the implementation of the General Plan occurred for the same reasons and in the same intensity as impacts to individuals of any special-status species (GP DEIR, pp. 4.10-34 through 4.10-48).

See a) and c) for project specific discussion. This is a *less than significant* impact.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential direct and indirect impacts to Jurisdictional Waters of the U.S. (Jurisdictional Waters) as a result of wide-spread development of the General Plan Planning Area (GP DEIR, pp. 4.10-52 through 4.10-56). Policies and Action Items included in the General Plan would reduce impacts to Jurisdictional Waters, especially Policy NR.2.1 which requires “no net loss” of wetlands (GP DEIR, p. 4.10-56). While no net loss of wetlands will occur regionally, some loss of Jurisdictional Waters will occur within the General Plan Planning Area (Ibid.). Because of this local loss of Jurisdictional Waters, the impact of the General Plan was found to be significant and unavoidable (Ibid.).

No seasonal wetlands exist on the project site. The project site is flat and weedy in nature, and contains no depressions that result in seasonal wetlands. Therefore, implementation of the proposed project would result in a *less than significant impact* to seasonal wetlands.

d) *Less than Significant Impact Reviewed Under Previous Document*. Impacts to habitat for raptors and other nesting birds were addressed in the GP-EIR (GP-DEIR, pp. 48 through 4.10-52). Raptors are protected by the California Department of Fish and Game and are considered a special-status species under CEQA. Just as with impacts to habitat for other special-status species, wide-spread development of the City and the General Plan Planning Area would result in a net loss of raptor and nesting habitat and a significant and unavoidable impact was expected (GP DEIR, pp. 52). Discussion of impacts to movement corridors was also included in the GP-EIR (GP DEIR, pp. 4.10-56 through 4.10-61). Development of greenfield areas of the General Plan Planning Area would change the biological condition and characteristics of the area, resulting in changes in animal movement throughout the area (GP DEIR, p. 4.10-56). While City Policies and Action Items would reduce this impact, loss and/or modification of movement corridors would still occur and the impact of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-61).

See a) above for project specific discussion. This is a *less than significant* impact.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to trees from implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Development of greenfield areas of the City and the General Plan Planning Area could potentially result in the removal of special-status, landmark, and other trees (GP DEIR, p. 4.10-61). Landmark and oak trees would be adequately protected by City Policies and Action Items, as well as large wooded areas and urban trees. However, some loss of native trees would occur and the overall impact to trees from implementation of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-62).

There are no native or landmark trees on the project site; therefore, the impact is considered less than significant.

f) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential impacts related to conflicts between the Genera Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Therefore, no impact was expected as a result of the Genera Plan

Currently, there is not an adopted Habitat Conservation Plan (HCP) for the City of Rancho Cordova or Sacramento County; therefore, the project should not conflict with such plans and the impact would be less than significant.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5, respectively?	☐	☐	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Sections 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	☐	☐	☒	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☒	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact /Reviewed Under Previous Document*. The GP-EIR identified that known and unknown historic resources within the Rancho Cordova Planning Area could potentially be impacted by implementation of the General Plan (GP DEIR, pp. 4.11-9 through 4.11-14). These impacts were primarily associated with development in undeveloped areas and impacts to unknown resources in portions of the Planning Area that have not been studied. Rancho Cordova Policies mitigated some of the potential impacts to historical resources. However, as many resources could be located within the Planning Area that are previously unknown, accidental impacts may still occur and the impact of the General Plan was considered significant and unavoidable (GP DEIR, pp. 4.11-14).

Implementation of the project is not expected to result in any new cultural resource impacts as the area is highly urbanized. If for any reason cultural resources are discovered, the project proponent would be required to implement any mitigation necessary for the protection of such 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. Adherence to General Plan policies and State requirements will ensure a *less than significant* impact.

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

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified possible impacts to paleontological resources as a result of implementation of the General Plan (GP DEIR, p. 4.11-14). However, no such paleontological resources were identified in the Rancho Cordova Planning Area and City policy would protect unknown resources. For

these reasons, the impact of the General Plan was found to be less than significant (GP DEIR, p. 4.11-15).

See a) above for project specific discussion.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The discussion in the GP-EIR concerning historic resources impacts included discussion of potential impacts to human remains [see discussion a) above]. Impacts were the same in that known resources were adequately protected but unknown human remains outside established cemeteries could potentially be affected. Therefore, significant and unavoidable impacts as a result of the General Plan were expected (GP DEIR, p. 4.11-14).

There are no known cemeteries on the project site. See a) above for specific discussion.

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

DISCUSSION OF IMPACTS

a)

i) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR stated that significant seismic shaking was not a concern within the Rancho Cordova Planning Area as there are no active faults within Sacramento County and because the City is not located within an Alquist-Priolo earthquake hazard zone (GP DEIR, p. 4.8-19). However, some minor seismic shaking is a possibility as the City is located within a Seismic Zone 3, which is considered an area of relatively low ground shaking potential (GP DEIR, p. 4.8-20). Adherence to City policies as well as the California Building Code (CBC) and the Uniform Building Code (UBC) would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.8-21).

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; therefore, this impact is considered *less than significant*.

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

iii) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified that seismic shaking was not a concern in the City [see discussion i) above]. Liquefaction is the process in which water is combined with unconsolidated soils as a result of seismic activities involving ground motions and pressure. Without strong ground motion, liquefaction is unlikely. Additionally, the water table is generally too low in the areas of the City to provide enough moisture for liquefaction to occur (GP DEIR, p. 4.8-20). Therefore, the impact of the General Plan was found to be less than significant.

See a) i., above. The soil type of the project site would not be subject to seismic-related ground failure or liquefaction.

iv) *Less than Significant Impact* - The project site is characterized by flat terrain and gently sloping topography; as such, the site has a very low potential for landslides.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to soil erosion from implementation of the General Plan (GP DEIR, pp. 4.8-21 through 4.8-23). These erosion impacts were generally associated with construction of new roadways and other capital infrastructure and development of undeveloped portions of the City and the Planning Area. Additional impacts were due to increases in runoff due to a net increase in impervious surfaces in the City. However, compliance with the City's Erosion Control Ordinance and the current NPDES permit conditions for the City would ensure that impacts resulting from implementation of the General Plan would be less than significant (GP DEIR, p. 4.8-23).

Grading activities associated with development of the project would remove vegetative cover and would expose soils to wind and surface water runoff. The project is subject to the Sacramento County Land Grading and Erosion Control Ordinance, which established administrative procedures, standards of review and enforcement procedures for controlling erosion, sedimentation, and disruption of drainage; therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR stated that impacts relating to soil stability as a result of implementation of the General Plan would be minor (GP DEIR, p. 4.8-23). Primary concerns with soil stability in the City are associated with shrink/swell potential – the potential of soils to expand during wet seasons and shrink during dry seasons. Impacts due to soil stability would be mitigated by consistency with the UBC and the CBC (GP DEIR, p. 4.8-24). Therefore, the impact of the General Plan was found to be less than significant.

The soils underlying the project site could present a mild geologic hazard due to high shrink-swell potential. However, he project is subject to standard construction requirements that mitigate this issue; therefore, this impact is considered *less than significant*.

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

e) *No Impact /Reviewed Under Previous Document*. The GP-EIR identified potential soils impacts of the General Plan related to the use of alternative wastewater handling systems such as septic systems resulting from development of residential lots of two acres or more (GP DEIR, pp. 4.8-24 through 4.8-26). The portions of the Rancho Cordova Planning Area that could contain such lots exist outside the City boundaries in the outlying Planning Areas. For residential development with lots less than two acres in size, City policy requires the use of the public sewer system (GP DEIR, p. 4.8-26).

The project would connect to the existing wastewater disposal system. Septic tanks and alternative wastewater disposal systems would not be installed on the project site. Therefore, implementation of the proposed project would not result in impacts to soils associated with the use of such wastewater treatment systems. There is *no impact.*

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. GREENHOUSE GAS EMISSIONS Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

AFFECTED ENVIRONMENT

Scientific consensus holds that the world's population is releasing greenhouse gases faster than the earth's natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land-use changes, and other human activities. This release of gases, such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. Known as the greenhouse effect, models show that this phenomenon could lead to a 2 degrees Fahrenheit to 10 degrees Fahrenheit temperature increase over the next 100 years. The Intergovernmental Panel on Climate Change (IPCC) warns that most of the warming observed over the last 50 years is attributable to human activities (Intergovernmental Panel on Climate Change, 2007).

Although used interchangeably, there is a difference between the terms "climate change" and "global warming." According to the State, climate change refers to any long-term change in average climate conditions in a place or region, whether due to natural causes or as a result of human activity (California Natural Resources Agency, 2009). Global warming, on the other hand, is an average increase in the temperature of the atmosphere caused by increased greenhouse gas emissions from human activities (EPA, 2007). The use of the term climate change is becoming more prevalent because it encompasses all changes to the climate, not just temperature. Additionally, the term climate change conveys temporality, implying that climate change can be slowed with the efforts of local, regional, state, national, and world entities.

Changes in the earth's temperature will have impacts for residents and businesses in the City of Suisun City. Some of the major impacts to the Bay Area expected to occur include the following, separated by sector (Governor's Office of Planning and Research, 2009; California Climate Change Center, 2006).

- Coastline: The Bay Area coastline could face inundation as a result of sea level rise and global warming. As temperatures rise, the ocean waters rise as well due to thermal expansion and the melting of glaciers and snowpack. The State's 2009 Climate Change Impacts Assessment (the 2009 Scenarios Project) estimates that sea levels will rise by 12 to 18 inches by 2050 and 21 to 55 inches by 2100.

- Reduced Water Supply: The 2009 Scenarios Project estimates a decrease in precipitation of 12 percent to 35 percent by 2050. Higher temperatures are also expected to increase evaporation and make for a generally drier climate. In addition, more precipitation will fall as rain rather than snow, which will cause snow to melt earlier in the year and not in the warmer, drier months when water is in higher demand.

- Public Health: Climate change could potentially threaten the health of residents of Suisun City. Heat waves are expected to have a major impact on public health, as well as diminishing air quality and an increase in mosquito breeding and mosquito-borne diseases. There is also expected to be an increase in allergenic plant pollen and an increase in the frequency of wildfires. The elderly, young, and other vulnerable populations will need assistance as they will not have the resources to deal with the costs and adapt to the expected changes.

Recent changes to State Law, the Global Warming Solutions Act of 2006, have established requirements to begin to deal with greenhouse gas emissions in California. One of the requirements in the law is for environmental documents to identify carbon dioxide emissions that are expected to occur as a result of the construction and operation of projects within the State.

DISCUSSION/CONCLUSION/MITIGATION

a) *Less Than Significant Impact.* Implementation of the proposed project would not substantially contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to the proposed project would be primarily associated with increases of carbon dioxide (CO_2) from mobile sources. Emissions of CO_2 typically constitute a majority of total mobile-source GHGs commonly associated with community development projects. To a lesser extent, other GHG pollutants, such as Methane (CH_4), largely generated by natural-gas combustion, and nitrous oxide (N_2O) would typically have a minor contribution to overall GHG emissions, or are not commonly associated with typical community development projects. SMAQMD does not have an adopted *Threshold of Significance* for construction-related or operational-related GHG emissions. However, as described in the Air Quality section above, the proposed project is well below the SMAQMD's screening thresholds for projects that would emit significant emissions including CO_2. Therefore, this impact is considered *less than significant*.

b) *Less Than Significant Impact*. The City of Rancho Cordova does not have local policies or ordinances with the purpose of reducing greenhouse gas emissions. However, the City is subject to compliance with the Global Warming Solutions Act (AB 32), previously described. Therefore, compliance with AB 32 would ensure a *less than significant* impact.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials (GP DEIR, pp. 4.4-23 and 4.4-24). Impacts concerned transportation of hazardous materials on the roadway network within the City and the routine use, storage, and disposal of hazardous materials related to construction during development and redevelopment in the City. Adherence to General Plan policies and federal, state, and local regulations regarding hazardous material were found to reduce potential impacts of the General Plan to a less than significant level (GP DEIR, pp. 4.4-24 and 4.4-28).

The project would include the construction of a new 79,377-square foot assisted living facility. The project would not require the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Small amounts of

hazardous materials would be used during construction activities (i.e., equipment maintenance, fuel, solvents, etc.). Any use of hazardous materials would be in compliance with all applicable federal, state, and local standards associated with the handling of hazardous materials. As such, the project would not create a hazard to the public or the environment; therefore, the impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR described potential impacts related to the accidental release of hazardous materials (GP DEIR, pp. 4.4-24 through 4.4-28). Primary sources of potential accidental release concerned PCB-containing transformers, groundwater pollution, and underground storage tanks (USTs). Consistency with City Policies and Action Items, as well as all applicable federal, State, and local regulations would result in a less than significant impact from the General Plan (GP DEIR, p. 4.4-28).

The proposed project would not create a significant hazard to the public or the environment. However, construction activities associated with the project would include refueling and minor maintenance of construction equipment on location, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements, thereby minimizing the extent of any spill. Impacts would be *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR discussed the siting of public schools as being subject to the siting requirements of the California Department of Education (GP-DEIR, p. 4.4-25). In addition to CEQA review, potential school sites will be reviewed by various agencies to ensure the new school site is safe from toxic hazards (GP-DEIR, p. 4.4-25). General Plan policies and actions will reduce the potential impacts of the General Plan from hazardous materials transport, use, and storage from surrounding uses, including school sites, to a less than significant level (GP DEIR, p. 4.4-28).

See a), above for project specific discussion. While there is a KinderCare facility adjacent to the project site, compliance with the General Plan policies and actions described above would ensure that potential impacts to surrounding schools are *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR included information regarding federal and State listed hazardous materials sites as well as a map of such sites (GP DEIR, pp. 4.4-2 through 4.4-10). These sites included leaking underground storage sites, groundwater contamination plumes, PCB contaminated sites related to prior rocket engine testing (Aerojet/Gencorp), and other smaller sites (pp. 4.4-5, 4.4-6). Impact discussions were included in discussions of accidental release of hazardous materials [see discussion b) above] and were found to be less than significant due to compliance with federal, State, and local laws and regulations (GP DEIR, p. 4.4-28).

The project site is not located on a hazardous materials site. The project is within one mile of a State Response site, six LUFT sites and two RCRA hazardous sites, some of which have been closed. Contamination from the open sites may have migrated through groundwater to the project site. It is unlikely that construction of the project would create a significant hazard to the public or the environment as a result of this off-site contamination. In the unlikely event that a contaminated area is encountered during construction of the

project, it is required by law that activities in the area are stopped until the hazard is contained. Therefore, the impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR identified potential impacts of development within an airport land use plan (GP DEIR, p. 4.4-28). The Mather Airport CLUP Safety Restriction Area overlies several portions of the City, restricting development in those areas to uses allowed within the CLUP. Adherence to General Plan policies, federal regulations, the Comprehensive Land Use Plan, and Mather Airport Planning Area provisions would reduce the potential for safety hazards. Therefore, the General Plan was found to have a less than significant impact (GP FEIR, p. 4.0-29).

The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento County Mather Airport, and is not within two miles of the facility. Implementation of the project would not adversely affect operations of this facility and it is not anticipated to result in safety related hazards or adverse impacts to people working on the project site. Therefore, this impact is considered *less than significant*.

f) *No Impact*. The proposed project is not located within two miles of any private airstrip. The nearest private airstrip to the project area is the Rancho Murieta Airport, located more than ten miles to the southeast of the project area. Additionally, per the Federal Aviation Administration's requirements, aircraft in the airspace directly over the project area would be under the control of Mather Airport's control tower, not the control tower of a private airport. Therefore, the proposed project would have *no impact* associated with hazards near private airstrips.

g) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR analyzed potential impacts that could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (GP DEIR, p. 4.4-29). The EIR found that implementation of the proposed roadway system within the General Plan would improve city roadway connectivity, allowing for better emergency access to residences as well as evacuation routes and resulting in a net positive effect on implementation success of the Sacramento County Multi-Hazard Disaster Plan. Therefore, the General Plan was found to have a less than significant impact (GP DEIR, p. 4.4-29).

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, the impact is considered *less than significant*.

h) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR identified potential impacts of safety hazards associated with wildland fires due to the construction of residential areas adjacent to open space and natural areas (GP DEIR, pp.4.12-9). Adoption of General Plan policies and action items, as well as required project review by the Sacramento Metropolitan Fire District (SMFD), would ensure minimal impacts to residential areas from wildland fires, resulting in a less than significant impact from implementation of the General Plan (GP DEIR, p. 4.12-10).

The project site is in a commercial-mixed use area that is not contiguous to a designated high fire area associated with any designated wildland area. Development of the proposed project would not expose people or structures to an increased risk of wildland fires. Therefore, the impact is considered *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. HYDROLOGY AND WATER QUALITY Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
d) 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?	☐	☐	☒	☐	☒
e) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
f) 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?	☐	☐	☒	☐	☒
g) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐	☒
h) 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?	☐	☐	☒	☐	☒
i) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential surface and ground water quality impacts that would occur as a result of implementation of the General Plan (GP DEIR, 4.9-34 through 4.9-40). Both impacts of the General Plan were found to be less than significant with implementation of City Policies and Action Items as well as compliance with the City's National Pollution Discharge Elimination System (NPDES) Permit conditions.

Activities associated with the proposed project have the potential to result in significant short-term surface water quality impacts during the construction period and long-term water

quality impacts due to runoff from new impervious surfaces. Unless runoff is controlled, the project could generate new runoff pollutants such as oil, gasoline, and other chemicals with potentially adverse impacts on water quality. Compliance with a Stormwater Pollution Prevention Plan (SWPPP), best management practices (BMPs), and applicable local ordinances and State requirements, would ensure that the proposed project would have a *less than significant* impact.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR identified potential ground water supply and recharge impacts (GP DEIR, p. 4.9-43 through 4.9-57). Both the addition of impervious material as well as additional use of groundwater in the region would result in significant and unavoidable impacts to groundwater levels from implementation of the General Plan (GP DEIR, p. 4.9-57).

Sufficient water supply to service the proposed project will be provided by California-American Water. The project falls within an commercial-mixed use area with existing structures of similar uses for which water supply was previously allocated. The new facility will not require substantial water supply beyond existing uses. As such, significant additional groundwater supplies will not be needed for this project. While the project would increase impervious surfaces, the project area is small and does not contribute significantly to groundwater recharge in the vicinity. Therefore, the proposed project would result in *less than significant* impacts to groundwater quality.

c) *Less than Significant Impact /Reviewed Under Previous Document*. The GP-EIR identified potential impacts due to erosion and siltation as a result of new development in the City and the Planning Area (GP DEIR, p. 4.9-34 through 4.9-39). Adherence to City policies, action items, the conditions of the City's NPDES permit, and the City's Erosion Control Ordinance would result in less than significant impacts related to erosion and siltation as a result of implementation of the General Plan (GP DEIR, p. 4.9-39).

Grading of approximately 1.8 acres of undeveloped land to accommodate commercial-mixed use development would substantially alter the existing drainage pattern of the site. Construction of the project would increase drainage rates that could result in flooding and erosion. However, prior to grading, the project's drainage facilities are subject to review by the Rancho Cordova Planning Department and the Sacramento County Department of Water Resources. This will ensure that all additional runoff that would be caused by construction of the project is sufficiently alleviated. Compliance with this required review and all applicable City Policies and Action Items referenced above will ensure that this impact is *less than significant*.

d) *Less than Significant Impact /Reviewed Under Previous Document*. The GP-EIR identified potential impacts from flooding due to implementation of the General Plan (GP DEIR, p. 4.9-41 through 4.9-43). These impacts were associated with the addition of impermeable surfaces, primarily roads, within the City. City Policies and Action Items would be adequate to reduce any flooding impacts. Therefore, the GP-EIR found that the impact of the General Plan on flooding would be less than significant (GP DEIR, p. 4.9-43).

See c), above for project specific discussion. Compliance with the required review of drainage facilities by the Rancho Cordova Planning Department and the Sacramento County Department of Water Resources and all applicable City Policies and Action Items referenced above will ensure that this impact is less than significant.

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

f) *Less than significant impact* – See a), b) and c), above.

g) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR discussed impacts related to flooding, which included consideration of housing within a 100-year flood hazard area (GP DEIR, pp. 4.9-41 through 4.9-43). City Policies and Action Items would prevent either an increase in the 100-year floodplain from the result of the construction of any structures as or the placement of housing within the 100-year floodplain. Therefore, impacts from the General Plan were found to be less than significant (GP DEIR, p. 4.9-43).

The assisted living facility proposed for this project would house 128 people. However, the entire project site is located outside of the 100-year floodplain. Furthermore, City Policies and Action Items would prevent either an increase in the 100-year floodplain from the result of the construction of any structures This is a *less than significant* impact.

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

i) *Less than Significant Impact/Reviewed Under Previous Document*. See discussions d), g), and h) above. This impact is *less than significant.*

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 tsunamis. The project site is characterized by generally flat terrain, as is the surrounding area, therefore, there would also be no mudflows on or near the project site.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR described possible impacts related to the division of existing communities (GP DEIR, pp. 4.1-38 through 4.1-40). The GP-EIR states that development and redevelopment described in the General Plan was specifically designed so that barriers between communities would be prevented. Additionally, City policies and action items were included in the General Plan to further prevent divisions of communities. The GP-EIR found that impacts of the General Plan to existing communities would be less than significant (GP DEIR, pp. 4.1-39 and 4.1-40).

The proposed project site is located in an area that is zoned CMU, and is currently surrounded by commercial and residential uses; therefore, this impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR included discussion of potential impacts to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area (GP DEIR, 4.1-46 through 4.1-56). Conflicts were identified between the General Plan and the Sacramento County General Plan and the Mather Airport Comprehensive Land Use Plan (Mather CLUP). While City policies were included in the General Plan to reduce these conflicts, significant and unavoidable conflicts were expected as a result of implementation of the General Plan (GP DEIR, p. 4.1-56; GP FEIR, p. 4.0-4).

Due to the nature of this project, it would be classified similar as a hospital, which is listed as an allowed public and quasi-public type use. The care facility will have very much the same kinds of mixed services in the facility to serve the residents, as other care facilities like a hospital; however with no medical treatment. No impacts as a result of minor changes to the General Plan and or zoning code are anticipated. Therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential impacts related to conflicts between the Genera Plan and any adopted habitat

conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Because of this, the General Plan would have no impact on adopted plans (Ibid.).

Currently, there is no adopted Habitat Conservation Plan (HCP) or natural community conservation plan in Sacramento County; therefore, this impact is considered *less than significant*.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact Significance/Reviewed Under Previous Document*. The GP-EIR identified potential impacts resulting from the loss of availability of mineral resources in the General Plan Planning Area (GP DEIR, pp. 4.8-26 through 4.8-27). Only those areas already identified as either MRZ-2 or as containing existing mining operations were expected to be impacted by development of the General Plan Planning Area (GP DEIR, p. 4.8-26). Even with adoption of City Policies and Action Items regarding mineral resources and mining, the General Plan would still have a significant and unavoidable impact (GP DEIR, p. 4.8-27).

The project site is not identified by the California Division of Mines and Geology or in the General Plan Draft Environmental Impact Report as a high quality resource area; therefore, this impact is considered *less than significant*.

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

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR addressed increases in noise levels as a result of buildout of the General Plan (GP DEIR, pp. 4.7-20 through 4.7-30). Significant and unavoidable impacts were expected due to construction noise, increased traffic noise, and the potential construction of noise generating land uses (GP DEIR, pp. 4.7-22, 4.7-27, 4.7-30). Policies and Actions included in the General Plan would reduce these impacts; however, various factors exist throughout the Planning Area that would make total mitigation impossible. Therefore, the impact of the General Plan remained significant and unavoidable.

Noises created by the proposed assisted care facility and small amount of office uses would not be substantially different than noises already existing in the area (residential and commercial uses). Most activities would be conducted indoors, which would buffer most noise created on-site from surrounding uses. Therefore, the impact is considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR discussed groundborne noise and vibration concurrently with construction related noise impacts [see discussion a) above; also GP-DEIR, pp. 4.7-20 through 4.7-22]. As large-scale construction of various land uses is ongoing in the City and will continue for some time, guided by the General Plan, significant noise and vibration generation is expected. While City Policies and Action Items would reduce the impact of such vibration and noise, significant and

unavoidable impacts as a result of implementation of the General Plan are expected in some cases (GP DEIR, p. 4.7-22).

See a), above for project specific discussion.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified uses that may result in significant stationary (permanent) noise generation (GP DEIR, pp. 4.7-28 through 4.7-30). Uses and equipment that would generate significant permanent noise included loading docks, industrial uses, HVAC equipment, car washes, daycare facilities, auto repair, as well as some recreational uses (GP DEIR, p. 4.7-28). While the impact of these and other significant sources of permanent noise would be lessoned by Policies and Action Items included in the General Plan, some impacts would remain and the GP-EIR found impacts of the General Plan to be significant and unavoidable (GP DEIR, p. 4.7-30).

See a), above for project specific discussion.

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

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed noise impacts related to airports, specifically the Mather Airport located immediately south and west of the City (GP DEIR, pp. 4.7-30 through 4.7-32). Five planning areas within the City were identified as having potential airport-related noise impacts: Mather Planning Area, Jackson Planning Area, Sunrise Boulevard South Planning Area, Rio del Oro Planning Area, and the Aerojet Planning Area (GP DEIR, p. 4.7-30). Single-event noise impacts were also identified for those portions of the City that lie under the primary flight paths for Mather Airport (GP DEIR, p. 4.7-30). For the five planning areas identified above and areas of the City directly under the approach path for Mather Airport the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.7-32).

See a), above for project specific discussion. The project is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport, nor is it 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*. The nearest private airport to the project area is Rancho Murrieta Airport, over 10 miles away to the southeast. Pursuant to Federal Aviation Regulations, aircraft flying over the project area are under the control of Mather Airport and Sacramento Approach Control. Therefore, the proposed project is not located within the vicinity of a private airport and *no impact* would occur.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. In the GP-EIR the General Plan was found to result in substantial increases in the number of dwellings, residents, and employees in the General Plan Planning Area (GP DEIR, pp. 4.3-10 through 4.3-14). These increases were higher than those previously anticipated by the Sacramento Area Council of Governments (SACOG). Substantial population growth is expected and significant and unavoidable impacts of the General Plan were identified (GP-DEIR, p. 4.3-14).

The proposed project is an assisted living facility with 128 residents and up to 70 employees. The proposed project would not result in a substantial population increase as 128 residents in this highly urbanized area are insignificant. Therefore, the impact is considered *less than significant*.

b) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts due to the displacement of people and housing as a result of implementation of the General Plan (GP DEIR, p. 4.3-14). These impacts were primarily due to the installation of infrastructure such as streets (Ibid). Consistency with State and federal laws relating to displacement of existing residents and housing would ensure that impacts of the General Plan would be less than significant (Ibid.).

The project site is vacant and therefore, no housing exists on it. Housing exists to the east and south of the project site. However, implementation of the proposed project would not displace this housing. Therefore, *no impacts* to housing would occur.

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

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

EXISTING SETTING

The proposed project is located within the following public service districts:

- Fire Protection: Sacramento Metropolitan Fire District (SMFD)
- Police Protection – Rancho Cordova Police Department (RCPD)
- School District – Folsom Cordova Unified School District (FCUSD)
- Park District – Cordova Recreation and Park District (CRPD)
- Electrical Service – Sacramento Metropolitan Utilities District (SMUD)

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed the impact of the General Plan on fire protection services and the resulting environmental impact of any additional infrastructure required (GP DEIR, pp. 4.12-5 through 4.12-9). As the General Plan would result in substantial growth, additional fire stations and other infrastructure would be required to serve the increased number of dwellings and urban land uses (GP DEIR, pp. 4.12-5 and 4.12-6). Consistency with City Policies and Action Items would result in a less than significant impact of the General Plan to the environment from construction and provision of additional infrastructure and facilities.

The project as proposed would not result in a substantial increase in the need for additional governmental/public facilities beyond what was proposed in the General Plan, nor would it significantly increase demand on existing governmental/public facilities. Consistency with City Policies and Action Items would ensure that the project's impacts to the environment from construction and provision of additional infrastructure and facilities are *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the need for additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 through 4.12-20). Just as with fire protection, the substantial growth predicted in the GP-EIR would require additional fire protection

infrastructure and facilities (GP DEIR, pp. 4.12-16 and 4.12-17). Consistency with City Policies and Action Items would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-17).

See a), above for project specific discussion.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to all four school districts servicing the General Plan Planning Area as a result of substantial growth expected during the life of the General Plan (GP DEIR, pp. 4.12-77 through 4.12-80). While additional schools would be required as growth in the General Plan Planning Area continues, consistency with City Policies and Action Items, as well as required CEQA and State Board of Education review of future school sites would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-80).

See a), above for project specific discussion.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential environmental impacts related to the provision of additional parks to serve the growth anticipated in the General Plan (GP DEIR, pp. 4.12-89 through 4.12-96). Adherence to City Policy and Action Items as well as the requirements of the Cordova Recreation and Park District (CRPD) would ensure less than significant impacts from implementation of the General Plan (GP DEIR, pp. 4.12-95 and 4.12-96).

See a), above for project specific discussion.

e) *Less than Significant Impact* - See a), above.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion d) of checklist XIV, Public Services above for information on the GP-EIR's conclusions as to impacts related to parks and recreation. The proposed project will include walking trails, an exercise room, and other on-site facilities. It is not expected that the residents of this type of facility will utilize existing parks in any substantial way. Therefore, it is not expected that the use of any recreational facilities would be increased as a result of the project, and this impact is considered *less than significant*.

b) *No Impact/Reviewed Under Previous Document*. See discussion a) above. The project includes recreational facilities that have been designed as part of the project. *No impacts* are expected.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed traffic impacts to the existing roadway network in the General Plan Planning Area as a result of the population, dwelling unit, and employee increases expected to occur with implementation of the General Plan (GP DEIR, pp. 4.5-27 through 4.5-45). Several new roadways and improvement of existing roadways was described in the General Plan in order to address the additional expected traffic load. However, even with these improvements and adherence to City Policies and Action Items the impact of the General Plan would remain significant and unavoidable (GP DEIR, p. 4.5-42).

The project proposes the development of a 1.8 acre site with a 79,377 square foot assisted living facility with 128 beds and up to 70 employees. Peak traffic flow to the project site would therefore be fewer than the 100 trips threshold required by the Traffic Impacts Analysis Guidelines for a traffic study. Given that the surrounding area is developed with commercial and residential uses, this project would not cause a substantial increase in traffic to the area. Therefore, this impact is considered *less than significant*.

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

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR analyzed safety and hazards impacts related to the provision of land uses within the Mather Airport Comprehensive Land Use Plan (Mather CLUP) and their impact on safety related to air traffic in and out of the airport (GP DEIR, p. 4.4-28 and 4.4-29). The General Plan established the Mather Planning Area that corresponds to the Master Plan boundaries of the Mather Airport. Policies included in the General Plan were more stringent than the safety restrictions of the Mather CLUP (GP DEIR, p. 4.4-28). Consistency with City Policies and Action Items as well as the requirements of the Mather CLUP would ensure less than significant impacts from implementation of the General Plan (GP DEIR, p. 4.4-29).

The proposed project does not involve any aviation-related uses, and is not located within two miles of the Sacramento Mather Airport. The project site is not located within the airport safety zones or within the approach and departure paths for aircraft using the airport and *no impacts* are anticipated.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed potential impacts related to roadway safety as a result of implementation of the General Plan (GP DEIR, p. 4.5-48). The City's design standards for roadways, as well as the land use planning and other City Policies, would ensure that impacts of the General Plan related to roadway safety are less than significant (Ibid.).

The project does not contain any design features that would construct or modify roads that would potentially increase hazards. Therefore, the impact is considered *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified impacts related to emergency access within the General Plan Planning Area (GP DEIR, p. 4.5-48). As the roadway network in the City was to be improved and additional routes were to be added by the General Plan, impacts were found to be less than significant (Ibid.).

There is an existing system of roads servicing the project area, by way of Vehicle Drive and Zinfandel Drive, which provide adequate emergency access to the project site; therefore, the impact is considered *less than significant*.

f) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed potential impacts to transit, pedestrian, and bicycle provisions within the City (GP DEIR, pp. 4.5-49 through 4.5-53). Development of the City's Transit Master Plan and the City's Pedestrian and Bicycle Master Plan would ensure that impacts of the General Plan to these provisions would be less than significant (GP DEIR, pp. 4.5-49 and 4.5-50).

The construction of a new assisted living facility within an area zoned for and surrounded by commercial and residential uses would not conflict with any alternative transportation policies, plans or programs. See discussion a), above. Furthermore, the facility will have a private bus and van transport system for its residents. Therefore, the impact is considered *less than significant*.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact Significance/Reviewed Under Previous Document*. The GP-EIR identified potential impacts relating to the capacity of the Sacramento Regional County Sanitation District (SRCSD) treatment facilities to treat wastewater flows from the General Plan Planning Area (GP DEIR, pp. 4.12-45 through 4.12-51). Current capacity at the SRWTP is adequate to meet projected growth by 2020, however growth beyond that point will require expansion of existing capacity which could result in environmental impacts (GP DEIR, p. 4.12-47). Because of this, the GP-EIR identified the impact of the General Plan as significant and unavoidable (GP DEIR, p. 4.12-51).

The proposed project is located within the boundaries of the Sacramento Area Sewer District (SASD) (formerly known as CSD-1). The development of this project will not exceed wastewater treatment requirements of SASD or the Sacramento Regional Water Quality Control Board. Furthermore, the SRWTP would have adequate capacity to serve the proposed project. This impact is therefore considered *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. In addition to required expansion in treatment capacity, the GP-EIR identified potential impacts associated with the construction of additional wastewater conveyance infrastructure (GP DEIR, pp. 4.12-45

through 4.12-51). SASD has planned expansion of sewerage infrastructure into the General Plan Planning Area and the environmental effects of this expansion were addressed in an EIR (GP DEIR, pp. 4.12-46 and 4.12-47). However, increased growth expected with implementation of the General Plan will require more infrastructure than that currently planned by SASD. Therefore, the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.12-51).

The project would not require the construction of private septic system facilities or additional water supply lines. All of wastewater facilities would be located on the project site and any impacts associated with their construction have already been addressed in this document as a part of the on-site developments. The Arden-Cordova Water Service would furnish water to the project, and would convey water to the project through the 10-inch main and hydrants, both currently existing on-site. There are no additional impacts anticipated associated with the construction of the water lines or septic system facilities; therefore, this impact is considered *less than significant*.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The project would connect into existing storm drainage infrastructure and would not require the construction of any stormwater drainage facilities or retention/detention basins. There are no additional impacts anticipated associated with the construction of these stormwater facilities; therefore, this impact is considered *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential environmental impacts related to available water supplies and the increased demand in the City and the General Plan Planning Area (GP DEIR, pp. 4.9-43 through 4.9-57). According to the analysis in the GP-EIR, adequate supplies of water exist through buildout of the current incorporated boundaries of the City (GP DEIR, p. 45). However, new sources of water will be required to serve buildout conditions for those portions of the General Plan Planning Area that lie outside current City boundaries. Significant environmental effects may occur from the acquisition of these additional sources. Therefore, significant and unavoidable impacts of the General Plan are expected (GP DEIR, p. 4.9-57).

The Arden-Cordova Water Service would furnish water to the project site. Capacity exists to serve the additional residents and employees proposed as part of the project. No new entitlements are needed; therefore, this impact is considered *less than significant*.

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

f) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the capacity of local landfills and those landfills to which solid waste from the City and the General Plan Planning Area are shipped (GP DEIR, pp. 4.12-60 through 4.12-63). Current capacity exists at all landfills that serve the General Plan Planning Area and expansion in capacity is not expected to be required (GP DEIR, p. 4.12-61). Consistency with City Policies and Action Items as well as federal, State, and local laws and ordinances would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.12-63).

The project will be served by Kiefer Landfill, which recently expanded to allow capacity to serve the projected growth in Sacramento County through 2035; therefore, this impact is considered *less than significant*.

g) *Less than Significant Impact.* The proposed project would be served by an existing waste handling service, provided by Allied Waste for other residential land uses in the City. Allied Waste operates consistent with federal, State, and local statutes and regulations. All landfills that would serve the proposed project also conform to all applicable statutes and regulations. Therefore, the proposed project would result in *less than significant* impacts.

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

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* As demonstrated in checklists I through XVII above, the proposed project does not have the potential to result in significant impacts.

b) *Less than Significant Impact/Reviewed Under Previous Document.* The proposed project would be required to adhere to all Rancho Cordova General Plan policies, ensuring that the long-term environmental goals of the City are adhered to. Therefore, the project would have a *less than significant* impact.

c) *Less than Significant Impact/Reviewed Under Previous Document*. Section 4.0 of this MND addresses the proposed project's contribution to cumulative impacts in the cumulative setting. There are no other past, current, or future projects associated with this project that would contribute to a substantial cumulative impact; therefore, this impact is considered less than significant.

d) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above. The project is located in a commercial area and will be adding more like uses to a vacant parcel. Therefore, this impact is considered *less than significant*

4.0 CUMULATIVE IMPACTS

4.1 INTRODUCTION

This section addresses the proposed project's potential to contribute to cumulative impacts in the region. California Environmental Quality Act (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." A project's incremental effects are considered significant if they are "cumulatively considerable" (CEQA Guidelines Sections 15065[a][3] and 15130[a]). "Cumulatively considerable" means the incremental effects of the project are considerable when viewed in connection with the effects of past, current, and future projects (see also CEQA Guidelines Appendix G, Section XVII).

4.2 CUMULATIVE SETTING

The Cumulative Setting establishes the area of effect in which the cumulative impact has been identified and inside which it will occur. Different cumulative settings can be established for each individual impact or impact area (checklist area). As the proposed project is a subsequent project within the scope of activities and land uses studied in the General Plan, and as this ND is tiered from the GP-EIR, the cumulative setting for the proposed project is identical to the cumulative settings identified in the GP-EIR.

4.3 PREVIOUS CUMULATIVE ANALYSIS WITHIN THE CUMULATIVE SETTING

The GP-EIR identified several cumulative impacts where expected development and establishment of the roadway network in the city, when combined with other planned, proposed, and approved development and roadway infrastructure projects in the area, would have a significant impact on the environment. The following impact areas were found in the GP-EIR to have cumulative impacts that would be cumulatively considerable:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality (water supply)
- Land Use and Planning
- Mineral Resources
- Noise (both traffic related and stationary)
- Population and Housing
- Utilities and Service Systems (water treatment and wastewater infrastructure)
- Transportation/Traffic (traffic congestion)

Areas in which cumulative impacts were found in the GP-EIR to be less than cumulatively considerable were:

- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Recreation

4.4 CUMULATIVE IMPACT ANALYSIS

The proposed project is a subsequent project within the scope of activities and land uses studied in the GP-EIR. The proposed project is substantially consistent with the General Plan in use, design, and density. Cumulative impacts identified in the GP-EIR as being cumulatively considerable are largely due to increases in dwelling units, residents, and employees. As the proposed project would contribute to identified increases in dwelling units, residents, employees in the City, the project would contribute to cumulative impacts identified in the GP-EIR. The proposed project's incremental contribution to the cumulatively considerable impacts listed in Section 4.3, above, would be cumulatively considerable.

Consistency with City Policies, Action Items, ordinances, and other requirements would reduce the proposed project's incremental contribution to the above cumulative impacts. However, some contribution would remain. Therefore, the proposed project's incremental contribution to the above cumulative impacts would be *cumulatively considerable*. The general nature of the project is the impetus for this contribution, not specific design elements or characteristics of the project that could be modified by mitigation measures. Therefore, additional mitigation of the project's cumulative contribution is not feasible.

Development of the proposed project site would not result in any project-specific contribution to cumulative impacts that were not identified in the Program EIR. As the GP-EIR found that cumulative impacts in the above areas were cumulatively considerable and because the proposed project is substantially consistent with and described in the Program EIR, no further environmental analysis is required pursuant to Pub. Res. Code Section 21083.3.

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 State CEQA Guidelines, § 15183, subd. (c)]

☐ I find that a **SUBSEQUENT MITIGATED NEGATIVE DECLARATION** is appropriate because (i) substantial changes in the project occurred after adoption of the original MITIGATED NEGATIVE DECLARATION that would require major revisions of the previous document and (ii) changes to the proposed project have been made by or agreed to by the project proponents that clearly reduce any new impacts or any increase in the significance of previously identified impacts to a less than significant level. [See State CEQA Guidelines, § 15162, subd. (a)]

☐ 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.

Signature: Bret Sampson Date: 2/4/11

Printed Name: Bret Sampson 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
Bret Sampson	Environmental Coordinator
Josh Kinkade	Environmental Planner

7.0 REFERENCES

7.1 REFERENCES

City of Rancho Cordova. *Rancho Cordova General Plan Draft Environmental Impact Report.* March 2006.

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