GOLD FLAKE PROJECT

Mitigated Negative Declaration

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

November 2004

MITIGATED NEGATIVE DECLARATION

FOR

GOLD FLAKE PROJECT

CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

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1.0 Introduction

1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

1.2 LEAD AGENCY

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

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Draft MND is to evaluate the potential environmental impacts of the proposed Gold Flake Tentative Parcel Map project.

This document is divided into the following sections:

1.0 Introduction - Provides an introduction and describes the purpose and organization of this document;

2.0 Project Description - Provides a detailed description of the proposed project;

3.0 Environmental Setting, Impacts and Mitigation Measures - Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;

4.0 Cumulative Impacts - Includes a discussion of cumulative impacts of this project;

5.0 Determination - Provides the environmental determination for the project;

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

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

1.4 ASSUMPTIONS

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

2.0 Project Description

2.1 PROJECT LOCATION

The Gold Flake project site is made up of approximately 7.8 acres within the Security Park area of the City of Rancho Cordova. The project site is located north of Douglas Road, immediately south of Quicksilver Drive and east of Security Park Drive, on Gold Flake Circle (see **Figure 2-1**).

2.2 PROJECT CHARACTERISTICS

The Gold Flake project would include the following activities (see **Figure 2-2**):

- Subdivide three (3) existing parcels into two (2) approximately 1-acre parcels each, for a total of six (6) parcels.
  - Existing Parcel 3 will be subdivided into Parcel A (1.264 acres) and B (1.264 acres).
  - Existing Parcel 4 will be subdivided into Parcel C (1.033 acres) and Parcel D (1.140 acre).
  - Existing Parcel 5 will be subdivided into Parcel E (1.001 acres) and Parcel F (1.001).
- Construct nine industrial buildings. Two buildings would be located on parcels A, B, and D. One building will be located on parcels C, E and F.
  - Parcel A will contain two buildings, each 5,000 square feet in size.
  - Parcel B will contain two buildings, each 5,000 square feet in size.
  - Parcel C will contain one building that is 10,000 square feet in size.
  - Parcel D will contain two buildings, each 5,000 square feet in size.
  - Parcel E will contain one building that is 10,000 square feet in size.
  - Parcel F will contain one building that is 10,000 square feet in size.

The project site is surrounded by industrial uses. **Table 2-1** below and **Figure 2-1** show 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 and Community Plan Designations	Existing Land Use
Subject Property	Intensive Industrial	M-2	Industrial
North	Intensive Industrial	M-2	Industrial
East	Intensive Industrial	M-2	Industrial
South	Intensive Industrial	M-2	Industrial
West	Intensive Industrial	M-2	Industrial

2.3 REQUIRED PROJECT APPROVALS

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

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

FIGURE 2-1
LOCATION/ ZONING AERIAL MAP

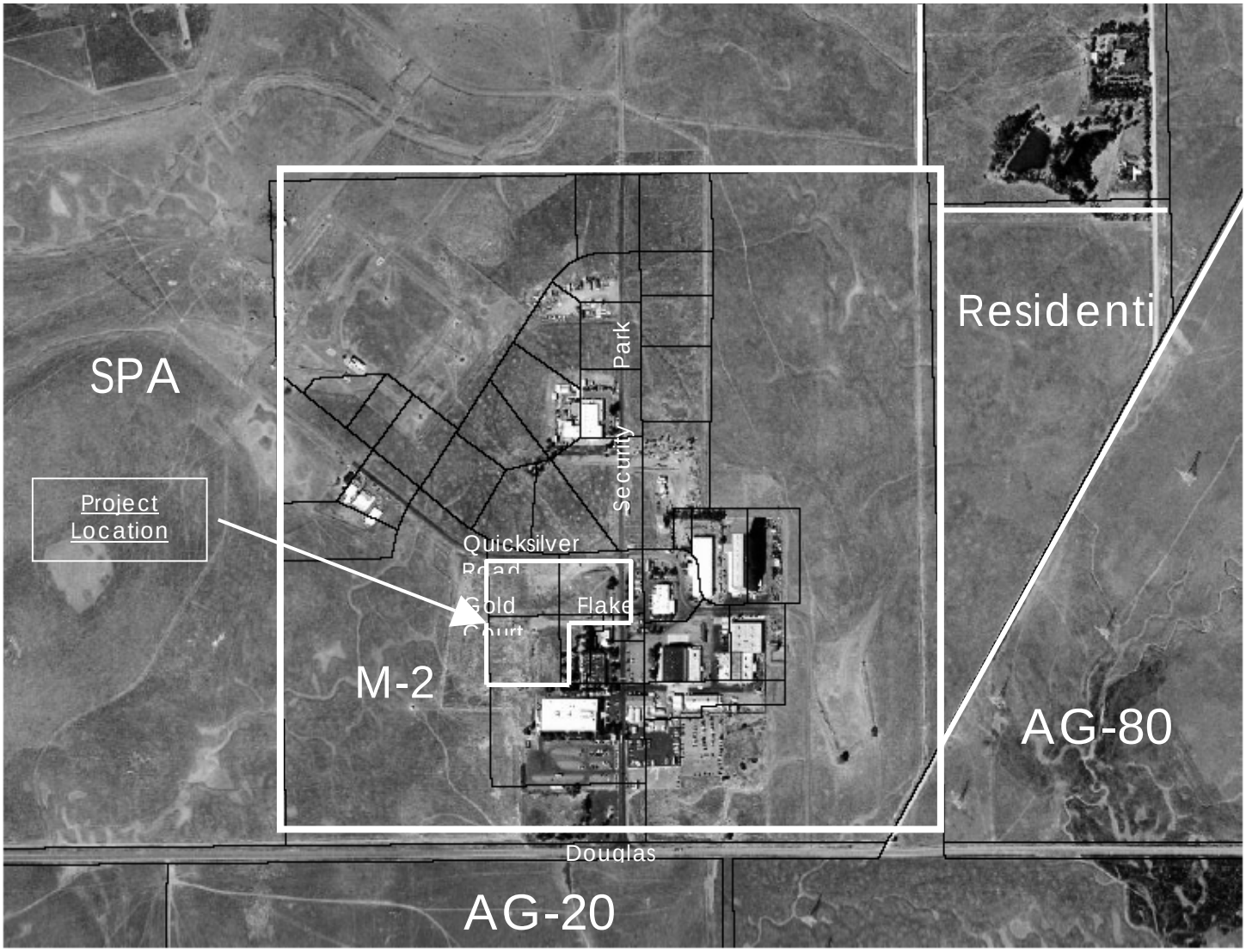
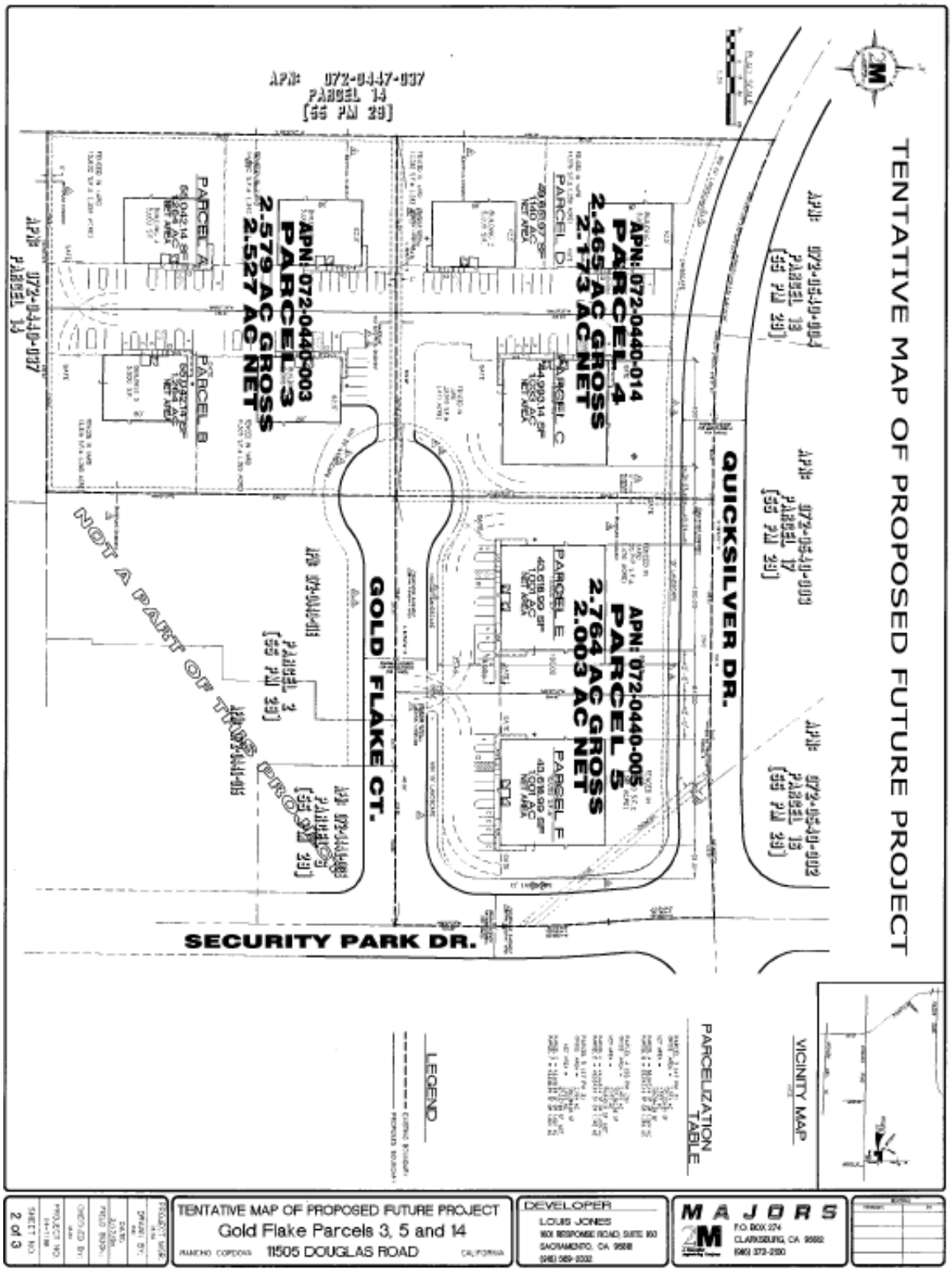


FIGURE 2-2
PARCEL MAP



3.0 Environmental Setting, Impacts And Mitigation Measures

INTRODUCTION

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

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

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

- **No Impact**: No project-related impact to the environment would occur with project development.
- **Less than Significant Impact**: The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- **Potentially Significant Unless Mitigation Incorporated**: The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level.
- **Potentially Significant Impact**: The proposed project would result in an environmental impact or effect that is potentially significant. If there is one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.

INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Gold Flake Project

2. **Lead Agency Name and Address:** City of Rancho Cordova
   3121 Gold Canal Drive
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Kathleen Franklin (916) 942-0279

4. **Project Location:** Gold Flake Circle

5. **Project Sponsor's Name and Address:** Majors' Engineering
   P.O. Box 274
   Clarksburg, CA 95612
   (916) 372-2100

6. **General Plan Designation(s):** Intensive Industrial

7. **Zoning:** M-2 – Heavy Industrial

8. **Description of the Project:** Tentative Parcel Map to divide three parcels totaling 7.8 acres to create six parcels of approximately 1 acre each and construct nine industrial buildings.

9. **Surrounding Land Uses and Setting:** The project site is within the Security Park industrial area and is surrounded by predominately industrially zoned vacant land.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)**. None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

should be attached and other sources used or individual contacts should be cited in the discussion.

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

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

DISCUSSION OF IMPACTS

a)-c) *No Impact* – The approval of the proposed parcel map and subsequent development of nine industrial buildings 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 industrially zoned area that has been partially developed with industrial uses. At time of construction the project will be subject to the City's Design Review process 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. Additionally, it is located next to the tall security park building, which is highly visible.

d) *Less than significant impact* – The project would not create a substantial amount of light or glare that would adversely effect day or nighttime views in the area.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) *No Impact* – The project site is currently zoned M-2 and would not convert prime or unique farmland or farmland of statewide importance.

b) *No Impact* – The project site does not conflict with existing zoning for agricultural uses or a Williamson Act contract. The surrounding zones for the property are M-2.

c) *No Impact* – The project does not involve any other changes in the existing environment that could result in the conversion of farm land to non-agricultural use.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - At this time it is unknown what specific types of industrial facilities will be constructed on the project site; therefore, permanent impacts to air quality cannot be evaluated. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not create any new significant impacts to air quality; therefore, the impact is considered less than significant.

b) *Potentially significant unless mitigation incorporated* - 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. Based on the Grading Equipment Emissions Table 2a from the 1994 SMAQMD Air Quality Thresholds of Significance, construction emissions for the project (assuming a 12 hour work day) would equal approximately 3.9 ppd of ROG, 24.96 ppd of NOx, and 4.37 ppd of PM10. The impact is considered less than significant because estimated emissions would fall well below the SMAQMD threshold levels of 85 ppd for NOx and ROG and 275 ppd of PM10. Construction of on-site structures will be broken into multiple phases and, therefore would not exceed any other construction related thresholds for air quality. Because the project would require over five acres of land to be graded at one time, PM10 levels from soil erosion and dust generation would exceed the threshold levels without mitigation. According to the standards set forth in the Sacramento Metropolitan Air Quality

Management District (SMAQMD) Guide to Air Quality Assessment, a site between 5.1 and 8 acres would generate PM10 that would require Level One mitigation. The following measures would, therefore, mitigate this impact to a less than significant level.

MM 3.1a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.

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

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

MM 3.1b The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

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

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

MM 3.1c The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

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

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

MM 3.1d The project applicant shall comply fully with SMAQMD District Rule 402.

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

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

c) *Potentially significant unless mitigation incorporated* - See discussion b) and mitigation above.

d) *Less than significant impact*- At this time the specific types of industrial facilities that will be constructed on the site are unknown; therefore, pollutant levels cannot be evaluated. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit.

e) *Less than significant impact t*- At this time the specific types of industrial facilities that will be constructed on the site are unknown; therefore, odor related impacts cannot be evaluated. Prior to the issuance of building permits, however, if any uses are proposed

that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit.

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

DISCUSSION OF IMPACTS

EXISTING SITE CONDITIONS

The project site consists of disturbed annual grassland and seasonal wetland swales. These swales run along the west side of Security Park Drive and the north side of Gold Flake Court and cut through the project area. The area has been heavily degraded by human activity and the site contains mounds of fill and cement debris.

A survey of the site was conducted by ECORP Consulting, Inc. (Environmental Consultants) on September 13, 2004. It was concluded that the on-site wetland swales total approximately 0.159 acres and are potentially jurisdictional waters of the U.S. The site was also found to contain potentially suitable habitat for several regionally occurring special-status species, including slender Orcutt grass, Sacramento Orcutt grass, vernal pool fairy shrimp, vernal pool tadpole shrimp, white-tailed kite, Cooper's hawk, burrowing owl, and Swainson's hawk.

a) *Potentially significant unless mitigation incorporated* - As stated in the existing site conditions, a survey of the site was conducted by ECORP Consulting, Inc. Although the site is highly degraded, it was determined to contain potentially suitable habitat for several special status species of state and/or federal importance. Detailed surveys are required prior to any activity on the site to confirm the presence or absence of special status species. Given the size, location and condition of the site, implementation of the following mitigation measures will reduce any impacts to potentially occurring special status species or habitat to a less than significant level.

MM 4.1a Prior to any site disturbance, special status species surveys shall be conducted by a qualified biologist. A written report of required surveys shall be submitted to the City of Rancho Cordova Planning Department for review. If it is determined that there are no special status species occurring onsite, no further action is needed. If it is found that the project would adversely affect or include the taking of federally listed species (e.g., vernal pool fairy shrimp, vernal pool tadpole shrimp, California tiger salamander, etc.), a Section 10 Incidental Take Permit or a Biological Opinion resulting from Section 7 Consultation with another federal agency shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal Endangered Species Act.

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

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

MM 4.1b Prior to any site disturbance, special status species surveys shall be conducted by a qualified biologist. A written report of required surveys shall be submitted to the City of Rancho Cordova Planning Department for review. If it is determined that there are no special status species occurring onsite, no further action is needed. If the project would adversely affect or include the taking of a listed animal species, a "2081" permit shall be obtained from the CDFG and permit conditions implemented, pursuant to the California Endangered Species Act. All required fencing and other physical protective measures must be shown on all grading and improvement plans. All required permits must be secured prior to the approval of any grading or improvement plans.

Timing/Implementation: *All required surveys, permits and documentation of agency consultation shall be submitted to the City of Rancho Cordova*

Planning Department for review and approval prior to site disturbance.

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

MM 4.1c The project shall mitigate for the loss of Swainson's hawk foraging habitat by implementing one of the following alternatives:

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

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

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

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

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

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

Timing/Implementation: *Prior to any site disturbance.*

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

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

b) *Potentially significant unless mitigation incorporated - See a) and c).*

c) *Potentially significant unless mitigation incorporated* - The site visit conducted by ECORP, Inc. on September 13, 2004 included a full wetland delineation. Although the site is degraded, it was determined that there are approximately 0.159 acres of seasonal wetland swale, which are potentially jurisdictional waters of the U.S., onsite. The swales were determined to meet the three criteria (i.e., hydric soil, dominance of hydrophytic vegetation, and wetland hydrology) for wetland determination, and exhibit hydrology that potentially connects with Morrison Creek, a documented water of the U.S. The swales do not meet the criteria (i.e., bed-and-bank conditions) for an intermittent stream. Given the size, location and condition of the site, implementation of the following mitigation measures will reduce any impacts to wetland habitat to a less than significant level.

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

Timing/Implementation: *Prior to any direct or indirect impacts to wetland swales.*

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

MM 4.2b If the project needs to obtain a Clean Water Act permit then the project proponents shall submit a US Army Corps of Engineers verified wetland delineation for the proposed development areas, and a detailed plan which describes the specific methods to be implemented to avoid and/or mitigate any project impacts upon wetlands such that no net loss in wetland habitat or acreage and values is achieved. This detailed Wetland Avoidance/Mitigation Plan shall be prepared in consultation with the US Army Corps, the USFWS, and the CDFG, and shall incorporate the following components.

- A wetland delineation of the project site and any proposed off-site wetland preservation/creation site(s), verified by the US Army Corps of Engineers;
- The location of proposed wetland preservation, acquisition, and creation site(s);
- A detailed map of proposed wetland creationsite(s) showing the acreage, distribution, and type of wetlands to be created to ensure no net loss in wetland habitat acreage, values and functions. Compensation wetlands shall be designed to:
  - Meet or exceed the hydrophytic conditions and operating functions of the existing wetlands proposed for impact.
  - Mitigate the loss of special status species habitat, including fairy/tadpole shrimp, as required by the USFWS and the CDFG;
- A monitoring plan designed to assess whether the compensation wetlands are functioning as intended. Specific performance standards

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

- A maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity. The maintenance plan address buffering from adjacent uses, fencing, access, erosion control, and weed eradication.

Timing/Implementation: *Prior to any direct or indirect impacts to wetland swales.*

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

MM 4.2c If onsite grading or construction occurs prior to consultation and/or permitting for wetlands, the project applicant shall protect all onsite and potentially occurring offsite wetland features from all potential direct and indirect impacts. The applicant shall maintain a suitable setback and buffer, which will be determined by the Planning Director, around all wetland features, and along the western and southern edges of the property. The setback and buffer must be shown on all grading and improvement plans along with any other measures required by the Planning Director to prevent any impacts to onsite or offsite wetland features. In addition, the project applicant shall implement "Best Management Practices" (BMPs) in accordance with Section 404(b)(1) of the Clean Water guidelines.

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

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

Implementation of Mitigation Measures MM 4.2a through 4.2c would reduce the project's impacts to wetlands to *less than significant*.

d) *Less than significant impact - Implementation of the proposed projects would not interfere with the movement of any fish or wildlife species or impede the native wildlife nursery sites or corridors; therefore, this impact is considered less than significant.*

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

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

DISCUSSION OF IMPACTS

a) *Potentially significant unless mitigation incorporated* - Although implementation of the project is not expected to result in any new cultural resource impacts, project-specific survey results are required to identify any potential cultural, historic, archeological, or paleontologic resources that may be present onsite. Implementation of the following Mitigation Measure MM 5.1 would reduce the project's potential cultural, historic, paleontologic, and archeological resource impacts to *less than significant*.

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

Timing/Implementation: *Prior to/during any groundbreaking activity.*

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

b) *Potentially significant unless mitigation incorporated* - See a) above.

c) *Potentially significant unless mitigation incorporated* - See a) above.

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

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

DISCUSSION OF IMPACTS

a)

i. *Less than significant impact* - The potential for impacts to public safety resulting from surface fault rupture, ground shaking, liquefaction or other seismic hazards is not considered to be an issue of significant environmental concern due to the infrequent seismic history of the area; therefore, this impact is considered *less than significant*.

ii. *Less than significant impact* - See a) i., above. The potential for strong seismic ground shaking is not a significant environmental concern due to the infrequent seismic activity

of the area; however, any development would be required to comply with any seismic standards enforced by the UBC.

iii. *Less than significant impact* - See a) i., above. The soil type of the project site consists of Red-Bluff Redding complex, which does not constitute a potential impact for 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* - 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* - The soil groups present on the project site have high percentages of clay, which expand with wetting and drying conditions. These soils present a mild geologic hazard due to high shrink-swell potential. The project is subject to standard construction requirements that mitigate this issue; therefore, this impact is considered *less than significant*.

d) *Less than significant impact* - See c), above.

e) *Less than significant impact* - See a) and c), above. The project would require the construction of a septic tank system or other alternative wastewater system; however, the soils in the area are relatively stable. Standards set forth in the Sacramento County Land Grading and Erosion Control Ordinance and the Uniform Building Code, to which the project is subject, would mitigate this potential impact to a level that is *less than significant*.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐
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* - At this time the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if hazardous materials will be transported, used or disposed of as a result of the project. Prior to the issuance of building permits, however, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use

permit. The creation of the parcel map alone would not result in the transport, use or disposal of hazardous materials; therefore, the impact is considered *less than significant*.

b) *Less than significant impact* - See a), above.

c) *Less than significant impact* - See a), above. Additionally there is no school existing or proposed within one-quarter mile of the project site.

d) *Less than significant impact* - The project site is not located on a hazardous materials site. The project is within one mile of the McDonnell Douglas site, which has been identified as a contaminated site; therefore, contamination from this site 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* - The project site is not located within the Comprehensive Land Use Planning (CLUP) area of the Sacramento County Mather Airport, but is 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. As this is an industrial area, it is not anticipated that any people would be residing on the project site. Therefore, this impact is considered *less than significant*.

f) *No impact* - The project area is not located within the vicinity of a private airstrip; therefore, *no impacts* are anticipated.

g) *Less than significant impact* - At this time, the types of facilities that will be constructed on the site are unknown; therefore, it is also unknown whether the project would interfere with any emergency response or evacuation plan. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone 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* - Currently there are undeveloped open areas adjacent to the project site. At this time the types of facilities that will be constructed on the site are unknown; therefore, it is also unknown whether the project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. Additionally, the project does not include residences, and does not propose to intermix structures with wildlands. Therefore, the impact is considered *less than significant*.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Less than significant impact* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would violate any water quality standards or waste discharge requirements. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not violate any water quality standards or waste discharge requirements; therefore, the impact is considered *less than significant*.

b) *Less than significant impact* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would substantially impact any groundwater supplies or recharge. Prior to the issuance of building permits, however, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not substantially impact any groundwater supplies or recharge; therefore, the impact is considered *less than significant*.

c) *Potentially significant unless mitigation incorporated* - Grading of approximately 7.8 acres of undeveloped land to accommodate industrial 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. Construction of a retention basin and associated drainage facilities described in the *Runoff Drainage Calculations for Security Park Development Gold Flake Lots 3, 5, & 14* prepared by Majors Engineering, and required by Mitigation Measure 8.1, would ensure that post-development flows are reduced to at least pre-development levels. The following mitigation measure will ensure that this impact is mitigated to a *less than significant* level.

MM 8.1 Prior to any grading activities onsite:

a) Construct the retention basin and associated drainage facilities as described in the *Runoff Drainage Calculation for Security Park Development Gold Flake Lots 3, 5, & 14*

<u>or</u>

b) Construct another facility accepted by the Rancho Cordova Planning Department and the Sacramento County Department of Water Resources that will sufficiently alleviate all additional runoff that would be caused by construction of the project.

Whichever option is chosen, plans for the retention and drainage facilities, including any associated landscaping, must be reviewed and approved by the Rancho Cordova Planning Department and the Sacramento County Department of Water Resources.

Timing/Implementation: *Prior to any grading.*

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

d) *Potentially significant unless mitigation incorporated* - See c), above.

e) *Less than significant impact* - See a) and b), above. The project is not expected to result in the discharge of stormwater from any outdoor work areas; however, implementation of Mitigation Measure 8.1 would reduce any potential impacts to stormwater to *less than significant.*

f) *Less than significant impact* - See a) and b), above. The project is not expected to result in impacts to water quality; however, implementation of Mitigation Measure 8.1 would reduce any potential impacts to *less than significant*.

g) *Less than significant impact*- See a) and b), above. The project is not expected to result in impacts to waterways or water bodies; however, implementation of Mitigation Measure 8.1 would reduce any potential impacts to *less than significant*.

h) *Potentially significant unless mitigation incorporated* - See c), above.

i) *Less than significant impact* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would substantially degrade water quality prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not substantially degrade water quality; therefore, the impact is considered *less than significant*.

j) *No impact* - There are no residential structures proposed with this project. Additionally, the entire project site is located outside of the 500-year floodplain.

k) *No impact* - The entire project is located outside of the 500-year floodplain.

l) *Less than significant impact* - See h), above. At this time the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would expose people or structures to any flooding. Prior to the issuance of building permits, however, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not expose people or structures to any flooding; therefore, the impact is considered *less than significant*.

m) *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.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The proposed project site is located in an area that is zoned M-2, and is currently surrounded by industrial uses; therefore, this impact is considered *less than significant*.

b) *Less than significant impact* - The project site is currently zoned M-2, which allows heavy industrial uses. Although the specific types of structures to be constructed on the project site are unknown at this time, they are proposed to be industrial uses. Prior to the issuance of building permits, however, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. Therefore, this impact is considered *less than significant*.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The project site is not identified by the California Division of Mines and Geology or in the Sacramento County General Plan as a high quality resource area; therefore, this impact is considered *less than significant*.

b) *Less than significant impact* - The Sacramento County General Plan does not designate the area in which the site is located as a mineral resource zone; therefore, this impact is considered *less than significant*.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☒	☐
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* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would expose persons to or generate noise levels in excess of any applicable standards. Prior to the issuance of building permits, however, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not expose persons to or generate noise levels in excess of any applicable standards. Additionally, the site is currently surrounded by industrial uses and undeveloped land, so there would not be any sensitive receptors impacted by noise generated by construction of the project. Therefore, the impact is considered *less than significant*.

b) *Less than significant impact* - See a), above.

c) *Less than significant impact* - See a), above.

d) *Less than significant impact* - See a), above.

e) *Less than significant impact* - See a), above. The project is not located within the Comprehensive Land Use Plan Area (CLUP) of the Sacramento Mather Airport. Although the project is within two miles of the airport, no adverse or excessive noise impacts are anticipated at the proposed sites from operation of this facility. Therefore, this impact is considered *less than significant*.

f) *No impact* - There are no private airstrips within the vicinity of the proposed project sites; therefore, *no impacts* would occur.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The project does not propose the development of any new residential areas, nor does it propose the expansion of any existing infrastructure. At this time the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would result in substantial population growth by adding businesses to the area. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not induce substantial population growth in the area; therefore, the impact is considered *less than significant.*

b) *No impact* - There is no housing existing on the project site or in the immediate vicinity of the project site, nor is it zoned for residential development; therefore, *no impacts* to housing would occur.

c) *No impact* - See b), above.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The project as proposed would not result in the need for any additional governmental/public facilities, nor would it significantly increase demand on existing governmental/public facilities. The specific uses of the industrial facilities associated with the development of this project are currently unknown. Future uses on the project site may require unanticipated uses of governmental/public facilities. Prior to the issuance of building permits, if any uses were proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. Therefore, the impacts are considered *less than significant*.

b) *Less than significant impact* - See a), above.

c) *Less than significant impact* - See a), above.

d) *Less than significant impact* - See a), above.

e) *Less than significant impact* - See a), above.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The project consists of 6 parcels that would be used for industrial facilities. 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* - The project does not include recreational facilities, nor does it require their construction or expansion; therefore, *no impacts* are expected.

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

DISCUSSION OF IMPACTS

a) *Less than significant impact* - The project proposes the development of six lots with a total of nine industrial (warehouse) buildings, on 7.8 acres of land zoned for heavy industrial uses. Therefore, new uses on this site may generate up to an average of 3 trips per hour during peak flows. Given that the surrounding area is developed with heavy industrial uses, this project would not cause a substantial increase in traffic to the area. If future uses of these buildings are proposed to be anything other than heavy industrial, a use permit would be required, and any additional transportation/traffic impacts would be addressed at that time. Therefore, this impact is considered *less than significant.*

b) *Less than significant impact* - See a), above.

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

d) *Less than significant impact* - There is an existing road, which is consistent with Sacramento County Department of Transportation and Engineering standards, that serves these parcels. No additional design features are proposed that would potentially increase hazards. Therefore, the impact is considered *less than significant*.

e) *Less than significant impact* - There is an existing system of roads servicing the project area, which provide adequate emergency access to all parcels; therefore, the impact is considered *less than significant*.

f) *Less than significant impact* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would result in inadequate parking capacity. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not result in inadequate parking capacity; therefore, the impact is considered *less than significant.*

g) *Less than significant impact* - At this time, the specific types of industrial facilities that will be constructed on the site are unknown; therefore, it is also unknown if the project would conflict with any alternative transportation policies, plans or programs. Prior to the issuance of building permits, however, if any uses are proposed that would cause any new significant impacts, these impacts would be evaluated through the requirements of a conditional use permit. The creation of the parcel map alone would not conflict with any alternative transportation policies, plans or programs; therefore, the impact is considered *less than significant.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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* - The proposed project is located within the boundaries of CSD-1, but would require the construction of private septic system facilities for each parcel. The development of this project will not exceed wastewater treatment requirements of CSD-1 or the Sacramento Regional Water Quality Control Board; therefore, the impact is considered *less than significant*.

b) *Less than significant impact* - Although the project will require the construction of private septic system facilities, and may require the construction of additional water supply lines, all of these 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 California-American Water Company (Cal Am) has agreed to furnish water to the project. 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* - Although the project would require the construction of stormwater drainage facilities and a retention/detention basin(s), all of these 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. 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* - The project is located within the service area of the Sacramento District, Security Park system of Cal Am. No new entitlements are needed; therefore, this impact is considered *less than significant*.

e) *Less than significant impact* - See a) and b), above.

f) *Less than significant impact* - 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* - See f) above.

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

DISCUSSION OF IMPACTS

a) *Potentially significant unless mitigation incorporated* - As noted in Sections I through XVI above, the project has the potential to result in significant impacts related to air quality, biological resources (i.e., special-status species and wetlands), cultural resources, and hydrology/water quality.

b) *Less than significant impact* - 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.

c) *Less than significant impact* - The project is located in a heavy industrial area and will be adding more industrial uses to parcels that are consistently zoned for industrial uses. Other than employees, there are few human receptors anywhere near the project site. Therefore, this impact is considered *less than significant*.

4.0 Cumulative Impacts

4.1 CUMULATIVE IMPACTS

INTRODUCTION

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

CUMULATIVE IMPACT ANALYSIS

Aesthetics

Implementation of the proposed project would not contribute to cumulative visual resource or aesthetic impacts. The project would result in ***less than significant*** impacts on aesthetic resources under cumulative conditions.

Agricultural Resources

The project would not result in cumulatively significant loss of agricultural resources or farmlands. The site is not used for agricultural purposes and it is zoned for industrial uses; therefore, ***less than significant*** impacts are anticipated.

Air Quality

The proposed project would not contribute to cumulative air quality impacts in the vicinity. However, mitigation measures contained in Section 3.0 (Subsection III, Air Quality) of this MND would ensure a ***less than significant*** cumulative impact.

Biological Resources

The project would contribute to cumulative biological resource impacts in the project vicinity; however, implementation of the proposed mitigation measures identified in Section 3.0 (Subsection IV, Biological Resources) of this MND would mitigate the project's contribution to a cumulative loss of biological resources to ***less than significant***.

Cultural Resources

Implementation of the proposed project would not contribute to an increase in cultural resource impacts. However, mitigation measures identified in Section 3.0 (Subsection V, Cultural Resources) of this MND would ensure a ***less than significant*** cumulative impact.

Geology and Soils

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

Hazards and Hazardous Materials

The project would not contribute to hazards associated with the accidental release of hazardous materials; this cumulative impact is considered ***less than significant.***

Hydrology and Water Quality

Cumulative Hydrology and Water Quality impacts are expected to be ***less than significant.*** Mitigation measures identified in Section 3.0 (Subsection VIII, Hydrology and Water Quality) would ensure that the proposed project would return the site to a more natural hydrological state.

Land Use and Planning

The project site is zoned heavy industrial, and the project as proposed is consistent with the current zoning. Therefore, the project would result in ***less than significant*** cumulative land use and planning impacts.

Mineral Resources

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

Noise

Implementation of project would not result in temporary and permanent changes in the ambient noise levels in the vicinity that exceed noise criteria. This is considered a ***less than significant*** to cumulative noise impacts.

Population and Housing

The proposed project does not include the development of houses, nor would it result in the displacement of any existing housing. Therefore, the project would have ***no impact*** on population and housing under cumulative conditions.

Public Services

Implementation of the proposed improvements would not result in a cumulative increase in severity of public service impacts. Thus, ***no impact*** *to* public services is anticipated under cumulative conditions.

Recreation

The proposed project would not increase the need for recreational facilities in the area. Therefore, the project would result in ***less than significant*** cumulative impacts.

Utilities and Service Systems

The proposed project would only require the construction of on-site utilities such as septic systems and on-site water supply lines. No new off-site utilities would be needed, nor would the newly constructed on-site utilities impact any off-site structures or supplies. Therefore, the project

would result in ***less than significant*** impacts to utilities and service systems under cumulative conditions.

Transportation/Circulation

The proposed project may generate a maximum average of three (3) trips per hour during peak hours. This would not substantially increase traffic in the surrounding area, and therefore, would result in a ***less than significant*** impact.

Water

Water supply for the proposed project has already been allocated by the California-American Water Company from an existing supply of water. This is not expected to deplete groundwater supplies in the area. Therefore, the project would result in a ***less than significant*** impact to water supply under cumulative conditions.

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, there will not be a significant effect in this case because the mitigation measures described in Section 3.0 of this document have been added to the Project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

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

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

Signature H Anderson Date: 11/18/04

Printed name: Hilary Anderson For City of Rancho Cordova

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

Signature Date: November 18, 2004

Printed name: Louis Jones For Owner

6.0 Report Preparation and Consultations

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA- LEAD AGENCY

Paul Junker	Planning Director
Hilary Anderson	Environmental Coordinator
Kathleen Franklin	Assistant Planner
Rochelle Amrhein	Assistant Planner
Cyrus Abhar	City Engineer
Andrea Erichsen	City Biologist

6.2 PERSONS AND AGENCIES CONSULTED

Mark Rains	Sacramento County Department of Water Resources
Jeane Borkenhagen	Sacramento Metropolitan Air Quality Management District
Matt Morgan	CSD-1
Tammy Urquhart	Sacramento County Department of Transportation
George Booth	Sacramento County Drainage and Flood Control
Andy Soule	California American Water Company
Bjorn Gregersen	ECORP Consulting, Inc.
Michael E. Toyama	Sacramento Municipal Utility District
Anthony Santiago	Sacramento County Public Works Agency

7.0 References

7.1 REFERENCES

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

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